

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 8-70

CORPORATION FORM WARRANTY DEED--LAWYERS TITLE INS. CORP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Three Thousand and no/100-----DOLLARS,

to the undersigned grantor, PHOENIX 95 GROUP, INC., a corporation,
in hand paid by

DON THOMAS GOULD, a single man,
the receipt of which is hereby acknowledged, the said
PHOENIX 95 GROUP, INC.

does by these presents, grant, bargain, sell and convey unto the said

DON THOMAS GOULD,
the following described real estate, situated in Shelby County, Alabama:

Lot 16, according to the Survey of Magnolia Parc, as recorded in Map Book 21,
Page 155, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of
way, and permits of record.

\$102,863.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1997-07975

03/14/1997-07975
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
101 123 1.00

TO HAVE AND TO HOLD, To the said
Don Thomas Gould

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said
Don Thomas Gould

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said
Don Thomas Gould

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PHOENIX 95 GROUP, INC. by its
President, Don Kirby, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 13th day of March, 1997.

ATTEST:

PHOENIX 95 GROUP, INC.

By Don Kirby President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in
said State, hereby certify that Don Kirby
whose name as President of Phoenix 95 Group, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of March 1997

Mike T. Atchison
Notary Public

My Commission Expires: 10/16/2000

Inst # 1997-07975