

This instrument was prepared by

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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 NINETY FOUR THOUSAND NINE HUNDRED AND NO/100----- DOLLARS,

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

SEAGRAN ANN DOROUGH, a single woman,
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
SEAGRAN ANN DOROUGH,

the following described real estate, situated in Shelby County, Alabama.

Lot 29, according to the Survey of Magnolia Parc, as recorded in Map Book 21,
Page 155, in the Probate Office of Shelby County, Alabama.

Inst # 1997-09864

04/01/1997-09864
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

TO HAVE AND TO HOLD, To the said SEAGRAN ANN DOROUGH

heirs and assigns forever.

And said PHOENIX 95 GROUP, INC., does for itself, its successors
and assigns, covenant with said
SEAGRAN ANN DOROUGH

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

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

IN WITNESS WHEREOF, the said PHOENIX 95 GROUP, INC. by its
Treasurer ~~President~~, Jeff D. Falkner, Jr., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28th day of March, 19 97.

ATTEST:

PHOENIX 95 GROUP, INC.

By Jeff D. Falkner, Jr.
Jeff D. Falkner, Jr. Treasurer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in
said State, hereby certify that Jeff D. Falkner, Jr.
whose name as ~~Treasurer~~ ~~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 28th day of March, 19 97

My Commission Expires: 10/16/2000

Notary Public