

This instrument was prepared by

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Form 1-1-6 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 Eight Thousand Two Hundred Twenty-Eight and 78/100 DOLLARS,

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

a corporation.

ANN MITCHELL WEST,
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
ANN MITCHELL WEST,

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

Lot 21, 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.

\$86,550.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

07/14/1997-22082
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 NEL 30.50

TO HAVE AND TO HOLD, To the said ANN MITCHELL WEST,

heirs and assigns forever.

And said PHOENIX 95 Group, Inc.
and assigns, covenant with said
ANN MITCHELL WEST

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

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

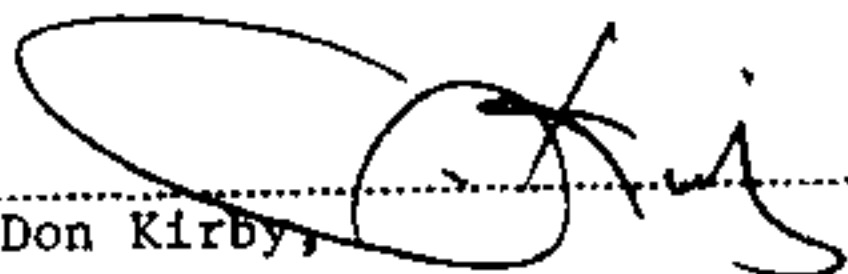
IN WITNESS WHEREOF, the said PHOENIX 95 GROUP, INC.,

by its

President, Don Kirby, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 11th day of July, 19 97.

ATTEST:

PHOENIX 95 GROUP, INC.

By  President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
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 11th day of July, 19 97

My Commission Expires: 10/16/2000


Notary Public

Inst # 1997-22082