

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-7 Rev. 5-78

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY FOUR THOUSAND SIX HUNDRED AND NO/100-----

to the undersigned grantor, PHOENIX 95 GROUP, INC., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES E. MARSH AND WIFE, CAROL B. MARSH

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama:

Lot 20, according to the Survey of Magnolia Parc, as recorded in Map Book 21, page 155,  
in the Probate Office of Shelby County, Alabama.

Inst # 1997-23774

07/29/1997-23774  
03:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 28.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Don Kirby  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of July 19 97

ATTEST:

PHOENIX 95 GROUP, INC.

By

Don Kirby

President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority  
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

28th day of July

19 97

Notary Public

My Commission Expires: 10/16/2000

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