

This instrument was prepared by

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

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 Ninety Nine Thousand Seven Hundred and no/100-----DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc, a corporation
in hand paid by

Janet K. Powers, 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

Janet K. Powers

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

Lot 4, 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.

\$74,750.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

\$14,950.00 of the above recited purchase price was paid from a second mortgage
recorded simultaneously herewith.

Inst # 1997-28118

09/03/1997-28118
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 18.50

TO HAVE AND TO HOLD, To the said

Janet K. Powers

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said Janet K. Powers

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

Janet K. Powers

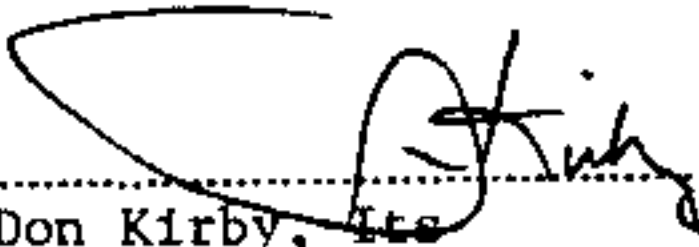
heirs, executors and assigns forever, against the lawful claims of all persons.

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 29th day of August, 19 97.

ATTEST:

PHOENIX 95 GROUP, INC.

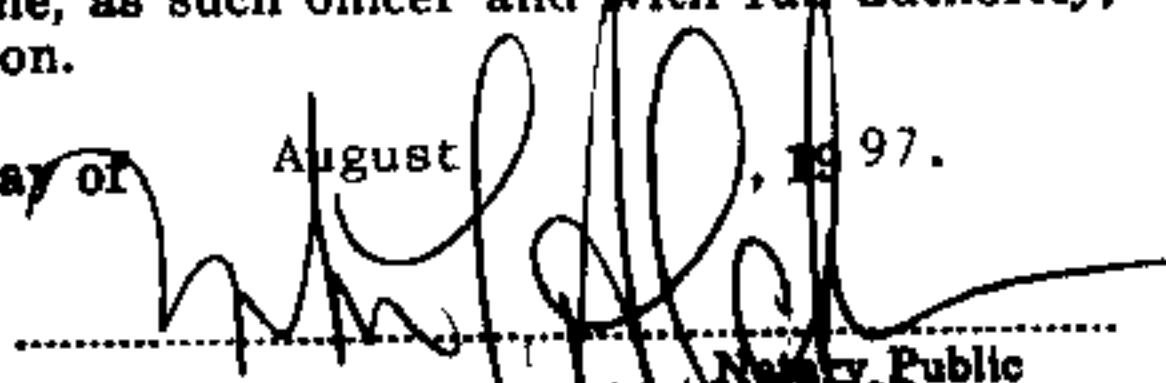
By  President
Don Kirby, Its

Secretary

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 29th day of August, 19 97.


My Commission Expires: 10/16/2000