

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 AND NO/100----- DOLLAR

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

THOMAS WESLEY GRIGSBY and wife, JENNIFER C. GRIGSBY,
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
THOMAS WESLEY GRIGSBY and wife, JENNIFER C. GRIGSBY,
the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 3, 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 1998 and subsequent years, easements, restrictions, rights of way,
and permits of record.

\$105,419.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1997-31812

10/01/1997-31812
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

TO HAVE AND TO HOLD, To the said Thomas Wesley Grigsby and wife, Jennifer C. Grigsby,
heirs and assigns forever.

And said Phoenix 95 Group, Inc. does for itself, its successors
and assigns, covenant with said

Thomas Wesley Grigsby and wife, Jennifer C. Grigsby
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

Thomas Wesley Grigsby and wife, Jennifer C. Grigsby
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Phoenix 95 Group, Inc. by its
President, , who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of September , 19 97

ATTEST:

PHOENIX 95 GROUP, INC.

By  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
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 30th day of September , 19 97

My Commission Expires: 10/16/2000


Notary Public