

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(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 One Hundred One Thousand Nine Hundred and no/100----- DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc. a corporation,
in hand paid by Kevin William Morris

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
Kevin William Morris
the following described real estate, situated in Shelby County, Alabama

Lot 27, 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.

\$76,400.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

\$15,250.00 of the above recited purchase price was paid from a second mortgage
recorded simultaneously herewith.

02/06/1998-04195
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

TO HAVE AND TO HOLD, To the said Kevin William Morris, his

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said
Kevin William Morris, his

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

Kevin William Morris, his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

President, Don Kirby

has hereto set its signature and seal, this the

5th

day of February

, 19 98

PHOENIX 95 GROUP, INC.

ATTEST:

Secretary

By

Don Kirby,

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Michael T. Atchison
said State, hereby certify that Phoenix 95 Group, Inc., 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 5th day of February, 19 98

Notary Public

My Commission Expires: 10/16/2000

Inst # 1998-04195