

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

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 ONE HUNDRED EIGHT THOUSAND NINE 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

RAYMOND L. STEWART and wife, AREDIA N. STEWART

(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 9, 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.

\$87,100.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

04/01/1998-11381
08:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOUGLAS W. HEDGECOCK
30.50

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 31st day of March 19 98

ATTEST:

PHOENIX 95 GROUP, INC.

By Don Kirby 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 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 31st day of March 19 98

My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-11381