

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Phoenix 95 Group, Inc.

(Address) 10101 1st St  
Columbiana, AL 35051

This instrument was prepared by  
Michael T. Atchison, Attorney at Law

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

Form 1-1-81 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THIRTY THOUSAND AND NO/100--

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,

Eldridge L. Jones and wife, Patricia M. Jones

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Phoenix 95 Group, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of said NE 1/4 of NW 1/4 of Section 26, and run South 1 degree 51 minutes East along West line a distance of 704.61 feet; thence turn an angle of 98 degrees 56 minutes to the left and run 210 feet; thence turn an angle of 98 degrees 56 minutes to right and run South 1 degree 51 minutes East, a distance of 260 feet to the point of beginning of the land herein described; thence continue in same direction a distance of 196.3 feet to North margin of West College Street; thence turn an angle of 99 degrees 10 minutes to the left and run along North margin of West College Street a distance of 100.35 feet to the SW corner of Whittemore lot; thence turn an angle of 85 degrees 22 minutes left and run Northerly along West boundary of said Whittemore lot a distance of 200.18 feet; thence turn an angle of 99 degrees 18 minutes left and run Westerly a distance of 86.67 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

09/08/1998-34889  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 38.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd  
day of September, 1998.

(Seal)

(Seal)

(Seal)

Eldridge L. Jones (Seal)  
Eldridge L. Jones

Patricia M. Jones (Seal)  
Patricia M. Jones

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eldridge L. Jones and Patricia M. Jones whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, A. D., 1998.

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-34889