

This instrument was prepared by

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

Form 1-1-4 Rev. 8-78

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 Thousand and no/100----- DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc. a corporation,  
in hand paid by  
Nanci J. Hester

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  
Nanci J. Hester

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

Lot 28, according to the Survey of Magnolia Parc, as recorded in Map Book 21, Page 155  
in the Probate Office of Shelby County, Alabama.

Inst # 1998-35893

09/14/1998-35893  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CM 24.00

TO HAVE AND TO HOLD, To the said  
Nanci J. Hester

heirs and assigns forever.

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

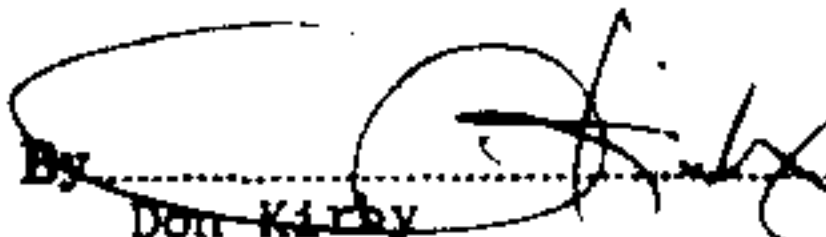
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and  
that it will, and its successors and assigns shall, warrant and defend the same to the said

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 11th day of September, 19 98  
PHOENIX 95 GROUP, INC.

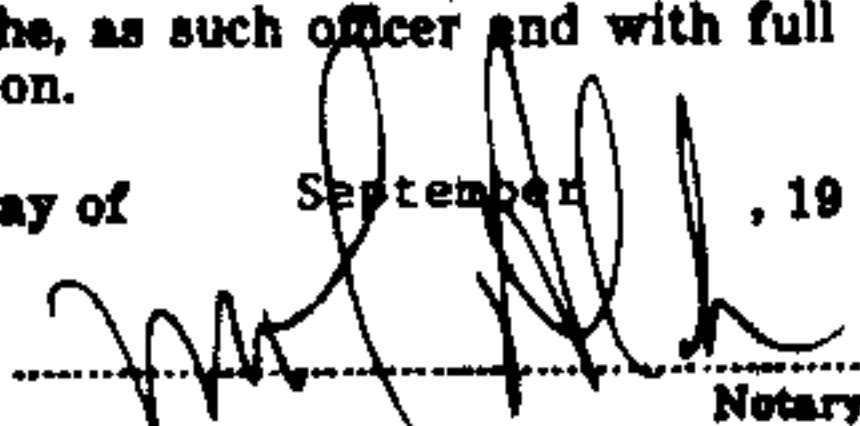
ATTEST:

STATE OF ALABAMA  
COUNTY OF SHELBY

By  President

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 11th day of September, 19 98

  
Notary Public

My Commission Expires: 10/16/2000