

This instrument was prepared by

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Form 1-1-1 Rev. 8-78

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 Nine Thousand Five 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

ROYCE G. SHINGLETON and wife, ANNA E. SHINGLETON

(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 to-wit:

Lot 13, 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 1999 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$104,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst. # 1998-42533

10/29/1998-42533
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 14.00

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 27th day of October 1998

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 27th day of October

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My Commission Expires: 10/16/2000

Notary Public