

This instrument was prepared by

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

Form 1-1-4 Rev. 5-78

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 Five Hundred and no/100----- DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc. a corporation.
in hand paid by
Homes Plus, Inc.

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
Homes Plus, Inc.

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

Lot 30, 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.

Inst # 1998-46294

11/20/1998-46294
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CM 1.00

TO HAVE AND TO HOLD, To the said Homes Plus, Inc.

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said
Homes Plus, Inc.

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
Homes Plus, Inc.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Phoenix 95 Group, Inc.

by its

Treasurer/ President, Jeff Falkner
has hereto set its signature and seal, this the

, who is authorized to execute this conveyance,
day of November, 19 98

PHOENIX 95 GROUP, INC.

ATTEST:

By Jeff Falkner
Its Treasurer President

STATE OF Alabama
COUNTY OF Shelby

Secretary

I, the undersigned authority
said State, hereby certify that

Jeff Falkner
Phoenix 95 Group, Inc.

whose name as Treasurer/President of
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

day of November, 19 98

My Commission Expires: 10/16/2000

Notary Public