

This instrument was prepared by

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Form 1-1-8 Rev. 8-79

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. COMP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand Three Hundred and no/100----- DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc. a corporation,
in hand paid by Robbie L. Kivette

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

Robbie L. Kivette
the following described real estate, situated in Shelby County, Alabama:

Lot 22, 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 # 1999-09595

03/08/1999-09595
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HWS 104.00

TO HAVE AND TO HOLD, To the said Robbie L. Kivette

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said
Robbie L. Kivette

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

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

IN WITNESS WHEREOF, the said
President,

Phoenix 95 Group, Inc.


by its

has hereto set its signature and seal, this the 5th

, who is authorized to execute this conveyance,
day of March, 19 99

ATTEST:

PHOENIX 95 GROUP, INC.

By  President

Secretary

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority
said State, hereby certify that
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

5th

day of March, 19 99

My Commission Expires: 10/16/2000

Notary Public