

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-4 Rev. 8-70

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 Six Thousand Nine Hundred and no/100-----DOLLARS,

to the undersigned grantor, Phoenix 95 Group, Inc., a corporation.  
in hand paid by  
Marjorie A. Head

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  
Marjorie A. Head

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

Lot 23, 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.

\$75,000.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

Inst # 1999-17684

04/28/1999-17684  
10:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MWS 40.50

TO HAVE AND TO HOLD, To the said Marjorie A. Head

heirs and assigns forever.

And said Phoenix 95 Group, Inc.  
and assigns, covenant with said  
Marjorie A. Head

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  
Marjorie A. Head

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 23rd

day of April, 19 99.

ATTEST:

PHOENIX 95 GROUP, INC.

By Don Kirby, President

Secretary

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority  
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

23rd day of April, 19 99.

My Commission Expires: 10/16/2000

Notary Public