

This instrument was prepared by

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Form 1-1-4 Rev. 5-79

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 Five Thousand and no/100- Inst # 2000-14140 DOLLARS,

to the undersigned grantor, PHOENIX 95 GROUP, INC.
is hereby sold by

Janice L. Ross

the receipt of which is hereby acknowledged, the said
Phoenix 95 Group, Inc.

05/01/2000-14140
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 19.00

a corporation.

does by these presents, grant, bargain, sell and convey unto the said
Janice L. Ross

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

Lot 26 according to the survey of Magnolia Parc, as recorded in Map Book 21, Page
155, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$78,750.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

\$15,750.00 of the above recited purchase price was paid from a second mortgage recorded
simultaneously herewith.

TO HAVE AND TO HOLD, To the said Janice L. Ross

heirs and assigns forever.

And said Phoenix 95 Group, Inc.
and assigns, covenant with said Janice L. Ross

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

Janice L. Ross

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

28th day of April

, 19, 2000

ATTEST:

PHOENIX 95 GROUP, INC.

By

Don Kirby

President

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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the

28th

day of

April

, 19 2000

My Commission Expires: 10/16/2000

Notary Public