

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON, ATTORNEY AT LAW
P O BOX 822
COLUMBIANA, AL 35051

SEND TAX NOTICE TO:

Phoenix 95 Group, Inc.
P O Box 1376
Columbiana, AL: 35051

WARRENTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100----- to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto PHOENIX 95 GROUP, INC. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the NE corner of Lot 4-A of a resurvey of Lots 1 through 10 of First Addition to Triple Springs Second Sector as recorded in Map Book 7, Page 39 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being the POINT OF BEGINNING; thence South 88 deg. 38 min. 04 sec. East along the North line of said Triple Springs a distance of 435.85 feet; thence North 46 deg. 02 min. 09 sec. West a distance of 672.00 feet; thence South 1 deg. 19 min. 09 sec. East a distance of 455.19 feet; thence South 88 deg. 38 min. 04 sec. East a distance of 37.32 feet to the POINT OF BEGINNING. Said parcel of land contains 2.47 acres, more or less.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 15th day of August, 2001.

HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

BY: Frank Corley Ellis, III
Frank Corley Ellis, III - Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 15th day of August, 2001.

Robert J. Fulmer
Notary Public
My Commission Expires: 10-6-04

08/23/2001-36156
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSP 12.00

Inst # 2001-36156