



20050728000378720 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/28/2005 10:00:32AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

THIS INSTRUMENT WAS PREPARED BY:  
Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:  
Jeff D. Falkner, Jr.  
P.O. Box 1376  
Columbiana, Alabama 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 07/28/2005  
State of Alabama

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned grantor, PHOENIX 95 GROUP, INC., a corporation, in hand paid by JEFF D. FALKNER, JR., 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 JEFF D. FALKNER, JR., 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 degrees 38 minutes 04 seconds East along the West line of said Triple Springs a distance of 435.85 feet; thence North 46 degrees 02 minutes 09 seconds West a distance of 672.00 feet; thence South 1 degrees 19 minutes 09 seconds East a distance of 455.19 feet; thence South 88 degrees 38 minutes 04 seconds East a distance of 37.32 feet to the point of beginning.

TO HAVE AND TO HOLD, To the said JEFF D. FALKNER, JR., his heirs and assigns forever.

And said PHOENIX 95 GROUP, INC., does for itself, its successors and assigns, covenant with said JEFF D. FALKNER, JR., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances 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 JEFF D. FALKNER, JR., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PHOENIX 95 GROUP, INC., by its President, JEFF D. FALKNER, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16<sup>th</sup> day of ~~June~~ July, 2005.

PHOENIX 95 GROUP, INC.

by: Jeff D. Falkner, Jr., its President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JEFF D. FALKNER, JR., 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 16<sup>th</sup> day of ~~June~~ July, 2005.

Notary Public

My commission expires:  
10/16/05