

SEND TAX NOTICE TO:

CONSTANCE R. SWANSON

(Name) FRANK W. SWANSON

(Address) 1745 5th Way NW
B'ham AL 35215

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SOUTHBRIDGE PARKWAY SUITE 650
(Address) Birmingham, Alabama 35209

Form TITL 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor,

CHELSEA PROPERTIES, INC.

a corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

FRANK W. SWANSON and CONSTANCE R. SWANSON

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA to wit:

LOT 25, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, SECTOR B, AS RECORDED IN MAP BOOK 16, PAGE 69 A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

Advalorem taxes for the year 1994 which are a lien, but not due and payable until October 1, 1994.

Easements, rights of way and restrictions of record.

Power to be overhead.

\$ 20,625.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1994-11173

04/06/1994-11173
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, JAMES H. ESTES who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 19 94

CHELSEA PROPERTIES, INC.

ATTEST:

By James H. Estes
JAMES H. ESTES President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr. a Notary Public in and for said County in said State, hereby certify that JAMES H. ESTES President of CHELSEA PROPERTIES, INC. whose name as 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 31st day of March 19 94

Gene W. Gray, Jr. Notary Public
My commission expires 11/09/94

Inst # 1994-11173