

NAME: JAMES R. DAVISADDRESS: 202 Title Building
Birmingham, AL 35203CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.** ⁵⁸⁶²

BIRMINGHAM, ALA.

State of AlabamaShelby **COUNTY;**KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ^{See Mtg 346-856}

TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$2,500.00)-----

to the undersigned grantor, Chelsea Developers, Inc.

a corporation, in hand paid by James F. Powers and wife Linda N. Powers
the receipt whereof is acknowledged, the said Chelsea Developers, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James F. Powers and wife Linda N. Powers
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the Northwest corner of Lot 21, of Chelsea Estates,
First Addition, located in the NE 1/4 of the NE 1/4 of Section
35, Township 19 South, Range 1 West, Shelby County, Alabama;
thence Southerly along the West line of said lot, 155.0 feet
to the Southwest corner thereof, thence 26° 27' 30" right
along the West line of Lots 18 and 17, 242.28 feet to the
Southwest corner of Lot 17; thence 18° 08' right along the
West line of Lot 16, 125.0 feet to the Southwest corner thereof,
thence 145° 44' right Northeasterly 484.15 feet to the South
boundary of Liberty Road; thence 87° 43' to the right along
the chord of a curve being subtended by a central angle of
16° 05' and having a radius of 393.18 feet, a distance of
110.0 feet to the point of beginning.

Right of way in favor of Alabama Power Co. in Deed Book 133,
Page 419, and Deed Book 136, Page 308.

Right of way in favor of Shelby County, Alabama, in Deed Book 287,
Page 804.

Minerals and mining rights excepted.

TO HAVE AND TO HOLD Unto the said James F. Powers and wife Linda N. Powers

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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Chelsea Developers, Inc.

does for itself, its successors

and assigns, covenant with said James F. Powers and wife Linda N. Powers
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
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 James F. Powers and wife Linda N. Powers

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Chelsea Developers, Inc.

signature by Ralph S. Tully

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 1st day of July, 1975

CHELSEA DEVELOPERS, INC.

By

Vice President

ATTEST:

Secretary.

BOOK 293 PAGE 232

90-1533 ✓
Chelmsford, Ala.

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

State of Alabama
Shelby COUNTY;

I, the undersigned authority, _____, a Notary Public in and for said
county in said state, hereby certify that Ralph S. Tully
whose name as President of the Chelsea Developers, Inc.
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 1st day of July, 1975.

Ralph S. Tully
Notary Public

19750701000034260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/01/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL -1 AM 9:46
Carol M. Boudin
JUDGE OF PROBATE

FILED