

This Instrument Prepared By:
 James F. Burford, III
 Suite 200, 100 Vestavia Office Park
 Birmingham, Alabama 35216

Send Tax Notice To:

DAVID ROBERTS IV
2217 VESTAVIA DR.
B'ham AL. 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand Seven Hundred Eighty and No/100 Dollars (\$108,780.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHELSEA 240, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as grantors) do grant, bargain, sell and convey unto DAVID ROBERTS, IV and BEEBE E. ROBERTS (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1991 and thereafter. (2) Title to minerals underlying the lands conveyed herein with mining rights and privileges belonging thereto. (3) Rights of other parties in and to the use of the easements described in Real Record 269, Page 497, Real Record 269, Page 501 and Real 283, Page 482 in the Probate Office of Shelby County, Alabama, TOGETHER WITH AND SUBJECT TO: Grant of easement, Declaration of Restrictions and Imposition of Maintenance Obligations as set forth in document recorded in Real 290, Page 547, in the Office of the Judge of Probate, Shelby County, Alabama, together with the rights of others to use the easement as set forth therein.

Chelsea 240, an Alabama General Partnership, is comprised of two partners, namely, Randall H. Goggans, an individual and J. C. Hearn Co., Inc., an Hawaii corporation.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

BOOK 367 PAGE 691

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13 day of AUGUST, 1991.

CHELSEA 240, AN ALABAMA
GENERAL PARTNERSHIP

BY:

Randall H. Goggans
RANDALL H. GOGGANS
Its Partner

BY: J. C. HEARN CO., INC.
Its Partner

BY:

John C. Hearn
JOHN C. HEARN
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of AUGUST, 1991.

[Signature]
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Hearn, as President of J. C. Hearn Co., Inc., Partner of Chelsea 240, an Alabama General Partnership, 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 President of J. C. Hearn Co., Inc., Partner of Chelsea 240, an Alabama General Partnership, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of AUGUST, 1991.

[Signature]
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: MAR. 1, 1994.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"
CHELSEA 240, AN ALABAMA GENERAL PARTNERSHIP
TO ROBERTS

The NW 1/4 of the SE 1/4 and the W 1/2 of the NE 1/4 of
the SE 1/4 of Section 14, Township 20 South, Range 1
West, Shelby County, Alabama, more particularly
described as follows:

Parcel 1 and 2 of Chelsea 240, according to the
Resurvey of Parcels 5B, 5C, and 5D, of the Tract 5
Subdivision as recorded in Map Book 15, Page 15,
in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -9 AM 10:09

[Signature]
JUDGE OF PROBATE

1. Dead Tax	\$ 109.00
2. Mfg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 120.50