

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

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Send Tax Notice To:

George Dreher
3009 Woodleigh Road
Mountain Brook, AL

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHELSEA 240, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto GEORGE R. DREHER (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcels 3, 4 and 5, of Chelsea 240, a Resurvey of Parcels 5B, 5C and 5D of the Tract 5 Subdivision, as recorded in Map Book 15, Page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Public utility easements as shown by recorded plat, including a 60 foot private easement for ingress and egress as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290, Page 547 and Map Book 15, Page 75 in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 283, Page 482 in Probate Office; (5) Rights of other parties in and to the Use of the easements described herein, and as recorded in Real 269, Page 497 and 501 and Real 283, Page 482 in Probate Office.

Randall H. Goggans and J. C. Hearn Co., Inc. are the only partners of Chelsea 240, an Alabama General Partnership.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Chelsea 240, an Alabama General Partnership has hereunto set their hands and seals, this the 27th day of February, 1992.

CHELSEA 240, AN ALABAMA
GENERAL PARTNERSHIP

By: Randall H. Goggans
Its: Partner

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Frank K. Byrum

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 as 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 3rd day of March, 1992.

Frank L. Bryan
Notary Public
My Commission Expires: 11-20-92

STATE OF HAWAII)

Honolulu COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN C. HEARN, whose name as President of J. C. HEARN CO., INC. a 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 27th day of February, 1992.

Alicia K. Barros H.S.
Notary Public
My Commission Expires: 6-27-93

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

92 MAR 10 AM 8:58

JUDGE OF PROBATE

1. Deed Tax	\$250.00
2. Mig. Tax	\$5.00
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$259.00

259
5/19/92