

SEND TAX NOTICE TO:

(Name) DOUGLAS R. DARDEN et ux

(Address)

PO Box 1632

Columbiana

35051

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 6400 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 FOUR THOUSAND ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, CHELSEA PROPERTIES, INC.

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

DOUGLAS R. DARDEN and MARGARET ANN DARDEN

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

LOT 37, 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. Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Existing easements, rights of way and restrictions of record.

Agreement in regard to use of well, pump and water line as set out in Instrument No. 1992-13689 in said Probate Office.

Oil & Gas Lease set out in Real 324, Pages 381, and 391.

Inst # 1992-26907

11/14/1992-26907
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, 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 05th day of NOVEMEER 1992 CHELSEA PROPERTIES, INC.

ATTEST:

Secretary

By James H. Estes
JAMES H. ESTES President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.

State, hereby certify that

JAMES H. ESTES

whose name as

President of CHELSEA PROPERTIES, 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

day of NOVEMBER 05, 1992 19

Gene W. Gray, Jr.

11/09/94

Notary Public