

GG930593

SEND TAX NOTICE TO:

BARRY RUSSELL MONTGOMERY

(Name) THEA R. MONTGOMERY

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SOUTHBRIDGE PARKWAY SUITE 650

(Address) Birmingham, Alabama 35209

Form TITLE 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 FIFTY TWO THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, CHELSEA PROPERTIES, INC. a corporation,  
(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

BARRY RUSSELL MONTGOMERY and THEA R. MONTGOMERY  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY COUNTY, ALABAMA to wit:

LOT 51 A ACCORDING TO THE SURVEY OF A RESUBDIVISION OF LOTS 48 THROUGH 57, HIGH  
CHAPARRAL, SECTOR B AND ACREAGE, AS RECORDED IN MAP BOOK 16, PAGE 116, IN THE PROBATE  
OFFICE OF 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.

\$ 103,800.00 of the consideration was paid from the proceeds of a  
mortgage loan.

Inst # 1993-31861

10/13/1993-31861  
03:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50

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 29th day of SEPTEMBER 19

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

CHELSEA PROPERTIES, INC.

whose name as President of  
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 SEPTEMBER 29, 1993

Gene W. Gray, Jr. Notary Public