

SEND TAX NOTICE TO:

(Name) C. JOHN LEDDO
1508 AUGUST CIRCLE
(Address) B'ham, AL 35215

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 THIRTY NINE THOUSAND NINE HUNDRED 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

C. JOHN LEDDO and CHARLOTTE C. LEDDO

(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 31, 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 which constitute a lien, but are not due and payable
until October 01, 1994.
Easements, restrictions and rights of way of record.

Inst # 1993-41976

12/30/1993-41976
03:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

48.50

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 14th day of DECEMBER 1993

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
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 14th day of DECEMBER 1993

Gene W. Gray, Jr.
Notary Public

11/09/94