

SEND TAX NOTICE TO:

(Name) WILLIAM T. EVANOCHKO
146 BROADLEAF DR
 (Address) Talladega AL 35160

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 FORTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS
 (\$46,500.00)

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

WILLIAM T. EVANOCHKO AND WIFE, MONA F. EVANOCHKO

(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 52-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; BEING SITUATED
 IN 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.

Power source to be overhead

Inst # 1994-11167

04/06/1994-11167
 10:40 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 55.00

William T. Evanchko

Mona F. Evanchko

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 31st day of March 1994.

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 31st

day of March 1994.

Gene W. Gray, Jr.
 Gene W. Gray, Jr. Notary Public
 My commission expires: 12/09/94