

SEND TAX NOTICE TO:

(Name) EVER-RIDGE BLDRS, INC.
2200 BOWMAN CIRCLE
(Address) PELL CITY, ALABAMA 35125

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SOUTHBRIDGE PARKWAY SUITE 650
(Address) Birmingham, Alabama 35209

Form TICOR 5300 1-84
CORPORATION FORM WARRANTY DEED-TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS AND NO/100---DOLLARS,
to the undersigned grantor, CHELSEA PROPERTIES, INC. a corporation,
in hand paid by

the receipt of which is hereby acknowledged, the said
CHELSEA PROPERTIES, INC.
does by these presents, grant, bargain, sell and convey unto the said

EVER-RIDGE BUILDERS, INC.
the following described real estate, situated in SHELBY COUNTY, ALABAMA to wit:

LOT 46, 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: BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS
EXCEPTED.

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.

\$ -0- of the consideration was paid from the proceeds of a
mortgage loan.

TO HAVE AND TO HOLD, To the said EVER-RIDGE BUILDERS, INC.

heirs and assigns forever.

And said CHELSEA PROPERTIES, INC. does for itself, its successors
and assigns, covenant with said EVER-RIDGE BUILDERS, INC.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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
EVER-RIDGE BUILDERS, INC.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CHELSEA PROPERTIES, INC. by its

President, JAMES H. ESTES, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 19th day of APRIL, 19 94

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 19th day of APRIL, 19 94

Gene W. Gray, Jr. Notary Public
My Commission expires: 11/09/94

Inst # 1994-13653