

SEND TAX NOTICE TO:

(Name) FRANK J. CARRA
4554 OLD CALDWELL MILL ROAD
 (Address) BIRMINGHAM, ALABAMA

This instrument was prepared by

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

Form TITLE 5-000 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 SIX THOUSAND DOLLARS AND NO/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

FRANK J. CARRA AND CAROL C. CARRA

(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 21, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, FIRST SECTOR,
 AS RECORDED IN MAP BOOK 12 PAGE 57, 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.
 Power transmission to be overhead.

Inst • 1994-21597

07/08/1994-21597
 12:54 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCB 44.50

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 5th day of July 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 5th day of July 19 94

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

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