

SEND TAX NOTICE TO:

(Name) STEVEN E. RAWLINS

(Address) 600 MATADOR DRIVE
BIRMINGHAM, ALABAMA
14-6-13-0-000-001.003

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 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

STEVEN E. RAWLINS AND WIFE, PAMELA J. RAWLINS
(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 58-B, ACCORDING TO THE RESUBDIVISION OF LOT 58 OF HIGH CHAPARRAL SECTOR
B, AS RECORDED IN MAP BOOK 18, PAGE 125, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

THE PROPERTY CONVEYED HEREBY IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON
EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

Inst # 1994-26358

08/25/1994-26358
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

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 day of 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
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

23rd

day of August

19 94

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

Hartman

Inst # 1994-26358

EXHIBIT "B"

Taxes and assessments for the year 1995, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

60 foot building line as shown by recorded Map.

42 foot Colonial Pipeline Easement on North and Temporary turn-around Easement of undetermined width on Southeast as shown by recorded Map.

Restrictions as shown by recorded Map.

Declaration of Protective Covenants as recorded in Instrument 1992-25023, in the Probate Office of Shelby, County, Alabama.

Restrictions appearing of recorded in Instrument 1992-25020 and amended by Instrument 1992-25021, in the Probate Office of Shelby County, Alabama.

Restrictions and Easements, appearing of record in Instrument 1992-25024, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Real 160, page 469, in the Probate Office of Shelby County, Alabama.

ELECTRICAL POWER WILL BE OVERHEAD.

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