

SEND TAX NOTICE TO:

(Name) WILLIAM NICHOLSON JONES, JR.
365 OVERBROOK ROAD
(Address) BIRMINGHAM, ALABAMA 35213

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 TWO THOUSAND NINE HUNDRED 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

WILLIAM NICHOLSON JONES, JR. and wife, BETTY GRAY JONES
(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 26, 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 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL
OCTOBER 01, 1995.

BUILDING SETBACK LINE OF 60 FEET RESERVED FROM EL CAMINO REAL AS SHOWN BY PLAT.
PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 30 FEET ON THE NORTHERLY
SIDE FOR BRIDAL PATH AND IRREGULAR EASEMENT WITHIN BUILDING SETBACK LINE.

RESTRICTONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MAP
BOOK 16 PAGE 69.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING
RIGHTS AND OHTER RIGHTS, PRIVILEGES AND IMMUNITITES RELATING THERETO, INCLUDING
RIGHTS SET OUT IN REAL 160 PAGE 469; REAL 178 PAGE 475 AND REAL 187 PAGE 178.

OIL AND GAS LEASE RECORDED IN REAL 324 PAGE 381 AND REAL 324 PAGE 391.

RIGHTS OF OTHERS AS TO BRIDLE PATH EASEMENT.

POWER TO BE OVERHEAD

Inst # 1995-03945

02/13/1995-03945
03:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 51.50

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 3rd day of February 19 95
CHELSEA PROPERTIES, INC.

ATTEST:

By James H. Estes
JAMES H. ESTES President

Secretary

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 3rd

day of February 19 95

Gene W. Gray, Jr.

Notary Public

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