

SEND TAX NOTICE TO:

(Name) DENNIS D. OHME
360 EL CAMINO REAL
 (Address) CHELSEA, ALABAMA 35043
58-15-3-07-0-000-018.030

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 TWO HUNDRED THIRTY SEVEN THOUSAND DOLLARS AND NO/100-----
 (\$237,000.00)

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

DENNIS D. OHME and wife, PATRICIA R. OHME
 (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 30, 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
 1, 1994.

BUILDING SETBACK LINE OF 60 FEET RESERVED FROM EL CAMINO REAL AS SHOWN BY PLAT.
 PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 30 FOOT EASEMENT FOR BRIDLE PATH
 ON WESTERLY SIDE OF LOT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED AS INSTRUMENT
 #1992-25020 AND INSTRUMENT #1993-25021.

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

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 16, PAGE 69.

DECLARATION OF EASEMENT RESTRICTIVE COVENANTS AS SET OUT AS INSTRUMENT #1992-25020.

RIGHTS OF OTHERS TO USE OF BRIDLE PATH AS SHOWN ON PLAT.
 POWER TO BE OVERHEAD.

04/03/1995-08323
 09:36 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 73.00

\$ 172,900.00 of the consideration was paid from the proceeds of a
 Mortgage loan.

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 19 95

CHELSEA PROPERTIES, INC.

ATTEST:

Secretary

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 19 95

Gene W. Gray, Jr. Notary Public
 MY COMMISSION EXPIRES: 11/09/98

Inst # 1995-08323