

SEND TAX NOTICE TO:

(Name) MARIO PEREZ & JANIE PEREZ
5211 Jameswood Circle
 (Address) B'ham, AL 35244

This instrument was prepared by

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

Form TITILE 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 SIXTY NINE THOUSAND NINE HUNDRED AND NO/100---- DOLLARS

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

MARIO PEREZ and JANIE PEREZ

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 SHELBY COUNTY, ALABAMA to wit:

ESTATE 14, 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. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1995, AND THEREAFTER
 BUILDING SET BACK LINE OF 300 EET RESERVED FROM CABALLO CIRCLE AND 250
 FEET FROM EL CAMINO REAL; EASEMENTS AS SHOWN BY RECORDED PLAT
 RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN/ON MAP BOOK 12,
 PAGE 57; REAL 196, PAGE 237; REAL 197, PAGE 249; INST# 1993-25020;
 REAL 226, PAGE 555; REAL 237, PAGE 729; and REAL 273, PAGE 75.
 RIGHTS OF OTHERS TO THE USE OF THE LAKE AS SET OUT ON RECORDED PLAT,
 MAP BOOK 12, PAGE 57.
 TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT
 RECORDED IN DEED 131, PAGE 227 and REAL 220, PAGE 471.
 POWER TO BE OVERHEAD.
 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.

GRANTEES EXECUTE THIS DEED TO ACKNOWLEDGE THE ABOVE EXCEPTIONS AND AGREE
 TO ABIDE BY THE RESTRICTIVE COVENANTS.

MARIO PEREZ

JANIE PEREZ

07/26/1995-19807
 02:27 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE

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 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 13th

day of JULY 1995 19

Gene W. Gray, Jr.

Notary Public