

SEND TAX NOTICE TO:

(Name) A. REYNOLDS -
290 El Camino Real
(Address) Chelsea, AL 35043
Inst # 1995-22261

This instrument was prepared by

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

Form TICOR 5300 1-84

CORPORATION FORM WARRANTY DEED-TICOR TITLE INSURANCE

08/14/1995-22261
03:51 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HCD 62.50

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THREE THOUSAND NINE HUNDRED AND NO/100-----

DOLLARS,

to the undersigned grantor, CHELSEA PROPERTIES, INC.
in hand paid by ARLEN B. REYNOLDS & ARLENE A. REYNOLDS (GRANTEES)

the receipt of which is hereby acknowledged, the said

CHELSEA PROPERTIES, INC.

does by these presents, grant, bargain, sell and convey unto the said
GRANTEES

the following described real estate, situated in SHELBY COUNTY, ALABAMA to wit:

LOT 28, 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. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1995, AND THEREAFTER.
EASEMENTS AND SET BACK LINES AS SHOWN ON RECORDED MAP.
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; REAL
187, PAGE 178.
RESTRICTIONS, COVENANTS AND CONDITIONS SET OUT IN INST# 1992-25020 and INST#
1993-25021.
DECLARATION OF EASEMENT AND RESTRICTIONS AS SET OUT ON RECORDED MAP.
POWER TO BE OVERHEAD.

TO HAVE AND TO HOLD, To the said

heirs and assigns forever.

And said CHELSEA PROPERTIES, INC. does for itself, its successors
and assigns, covenant with said GRANTEES

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CHELSEA PROPERTIES, INC. by its
President, JAMES H. ESTES, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 9th day of AUGUST, 19 95

ATTEST:

CHELSEA PROPERTIES, INC.

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 9th day of AUGUST, 1995

Gene W. Gray, Jr. Notary Public