

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JAMES H. ESTES
4918 Windwood Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Corporation Form Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY-FIVE THOUSAND FIVE HUNDRED DOLLARS AND NO/100'S DOLLARS (\$45,500.00) to the undersigned grantor, CHELSEA PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto JAMES H. ESTES, (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

Inst # 1995-33623

Lot 32, 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.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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 his signature and seal, this the 21 day of November, 1995.

CHELSEA PROPERTIES, INC.

By: James H. Estes
James H. Estes
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, 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 21 day of November, 1995.

Emma D. Shova
Notary Public

My Commission Expires: 2/24/97

Inst # 1995-33623

11/22/1995-33623
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 54.00