

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

SEND TAX NOTICE TO:  
Stan L. Spears  
Kay H. Spears  
713 Brook Highland Ln.  
Birmingham Al. 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Corporation Form Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Four Thousand Nine Hundred and No/100's-----DOLLARS (\$ 54,900.00 ) to the undersigned grantor, CHELSEA PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto Sran L. Spears and Kay H. Spears, as joint tenants with \* (herein referred to as GRANTEEES), the following described real estate, situated in SHELBY County, Alabama: \*rights of survivorship

Lot 56-A, according to the Resubdivision of Lots 48-57, High Chaparral, Sector B, and acreage as shown on Map Book 16, Page 116, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Subject to:  
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

Inst # 1996-33296

10/07/1996-33296  
12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns forever, as joint tenants with rights of survivorship.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEEES 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 GRANTEEES, 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 1st day of October, 1996.

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 1st day of October, 1996.

[Signature]  
Notary Public

My Commisssion Expires: 5/29/99

1996-33296

Inst #