

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

SEND TAX NOTICE TO:

BRYAN SHANAHAN
MICHELE SHANAHAN
P. O. BOX 238
SAGINAW, AL 35137

03/06/1998-07855
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REL 20.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

Corporation from Dec 4/1998

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY FOUR THOUSAND NINE HUNDRED AND NO/100 ----- 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 BRYAN SHANAHAN and MICHELE SHANAHAN (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 12, according to the Survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$42,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 20th day of February, 1998.

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 20th day of February, 1998.

Clayton T. Sweeney
Notary Public Clayton T. Sweeney
My Commission Expires: 5/29/99