

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

SEND TAX NOTICE TO:
McGinnis Construction Company, Inc.

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS. That in consideration of Forty-Nine Thousand Nine Hundred and No/100's-----DOLLARS (\$ 49,900.00) 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 McGinnis Construction, Inc. (herein referred to as GRANTEEES), the following described real estate, situated in SHELBY County, Alabama:

Lot 3, according to the Survey of High Chaparral, Sector B, First Addition as recorded in Map Book 22, Page 60, in the Probate Office of Shelby County, Alabama.

06/22/1998-23073
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MEL 58.50

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, their successors and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEEES their successors 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 successors 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 28th day of January, 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 28th day of January, 1998.

Angelita Baker
Notary Public

My Commission Expires: 5/29/99

12/21/00

Inst. # 1998-23073