

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

SEND TAX NOTICE TO:

L. Douglas Joseph
J. Anthony Joseph

STATE OF ALABAMA)
COUNTY OF SHELBY}

Corporation Form Dued/TWROS
1,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS (\$10.00)**) 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 **L. Douglas Joseph and J. Anthony Joseph** (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

See Exhibit "A" attached hereto and made a part hereof for legal description of property conveyed herein.

Inst # 1998-35134

09/09/1998-35134
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.80

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 **GRANTEES**, their successors and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said **GRANTEES** 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 **GRANTEES**, 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 24th day of August, 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 24th day of August, 1998.

Notary Public

My Commission Expires: 5/29/99

EXHIBIT "A"

(ATTACHED TO THAT CERTAIN DEED FROM CHELSEA PROPERTIES TO JOSEPHS)

PARCEL A:

A parcel of land located in the SE 1/4 of SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Begin at the SE corner of the SE 1/4 of NW 1/4 of said Section 18; thence North 0 deg. 50 min. 11 sec. West along the East line of said 1/4 1/4 Section a distance of 385.49 feet; thence leaving said 1/4 1/4 line, South 60 deg. 23 min. 11 sec. West a distance of 212.92 feet; thence South 37 deg. 37 min. 24 sec. East a distance of 106.64 feet to the beginning of a curve to the right, having a radius of 311.78 feet, a central angle of 34 deg. 37 min. 39 sec., and subtended by a chord which bears South 29 deg. 18 min. 35 sec. East a distance of 185.57 feet; thence along the arc of said curve a distance of 188.43 feet to the end of said curve; thence South 2 deg. 59 min. 46 sec. East a distance of 20.53 feet to a point lying on the South line of said 1/4 1/4 Section; thence South 88 deg. 49 min. 44 sec. East along the South line of said 1/4 1/4 Section a distance of 60.16 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL C:

A parcel of land located in the NE 1/4 of NE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Begin at the NE corner of the NE 1/4 of SW 1/4 of said Section 18; thence South 2 deg. 59 min. 46 sec. East along the East line of said 1/4 1/4 Section a distance of 546.18 feet to a point lying on the Northeasterly right of way line of Shelby County Highway No. 39 - Old Chelsea Road (80 foot right of way) said point also lying on a curve to the left having a radius of 2964.93 feet, a central angle of 0 deg. 23 min. 18 sec. and subtended by a chord which bears South 25 deg. 57 min. 01 sec. West a distance of 20.09 feet; thence along the arc of said curve and said right of way line a distance of 20.09 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 1270.98 feet; a central angle of 4 deg. 35 min. 50 sec. and subtended by a chord which bears South 22 deg. 01 min. 02 sec. West a distance of 101.95 feet; thence along the arc of said curve and said right of way line a distance of 101.98 feet; thence leaving said right of way line, North 88 deg. 49 min. 44 sec. West a distance of 7.19 feet; thence North 2 deg. 59 min. 46 sec. West along a line lying 60 feet West of and parallel to the East line of said 1/4 1/4 Section a distance of 660.0 feet to a point lying on the North line of said 1/4 1/4 Section; thence South 88 deg. 49 min. 44 sec. East along the North line of said 1/4 1/4 Section a distance of 60.16 feet to the point of beginning; being situated in Shelby County, Alabama.

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