

This instrument was prepared by:  
CORNERTONE PROPERTIES  
2232 Cahaba Valley Drive  
Birmingham, AL 35242

Inst. # 1999-27627

07/01/1999-27627  
10:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
63.50

STATE OF ALABAMA;  
COUNTY OF Shelby;

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Four Thousand and Nine Hundred and No/100 (\$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, convey, unto C. DIANE PITTS, a single person (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County, Alabama:

Lot 2, 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; being situated in Shelby County, Alabama Mineral and mining rights excepted.

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 heirs and assigns, forever.

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 managing member, James H Estes who is authorized to execute the conveyance, has hereto set his signature and seal, this 19<sup>th</sup> day of May, 1999.

CHELSEA PROPERTIES, INC

By: James H. Estes  
JAMES H. ESTES its PRESIDENT

ATTEST:

STATE OF ALABAMA;  
SHELBY 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, has 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 19<sup>th</sup> day of MAY, 1999.

Janet P. Harper  
Notary Public

MY COMMISSION EXPIRES 4-20-2001

My commission expires: \_\_\_\_\_