

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

12/03/1996-39718  
12:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
27.00

Inst # 1996-39718

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY THOUSAND & NO/100---- (\$140,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Ronald Homer Morton and wife, Jill S. Morton (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joseph Habshey, a married individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

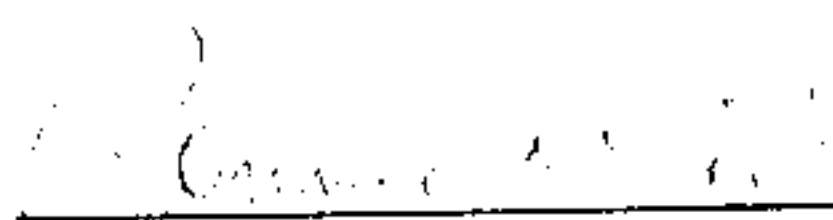

\$124,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2614 Linger Lane, Birmingham, Alabama 35226.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of November, 1996.

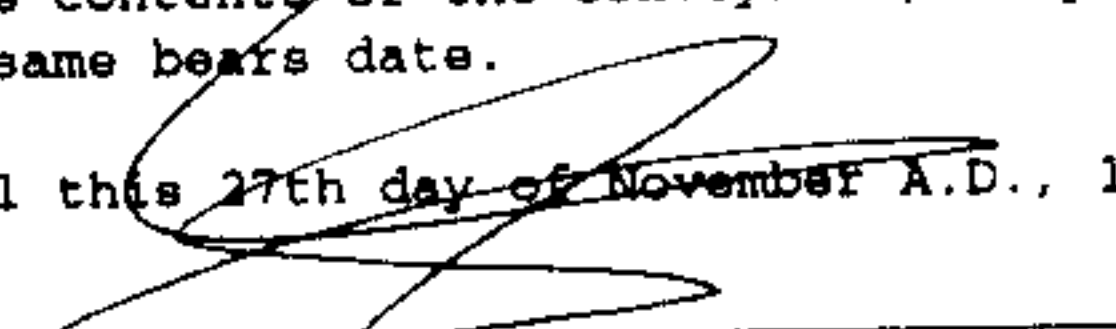
  
\_\_\_\_\_  
Ronald Homer Morton (SEAL)  
  
\_\_\_\_\_  
Jill S. Morton (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Homer Morton and wife, Jill S. Morton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November A.D., 1996

  
\_\_\_\_\_  
Notary Public

3600

**EXHIBIT A**

A part of the SW diagonal 1/2 of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the SW corner of said 1/4 - 1/4 section; thence North along the West line thereof a distance of 250.0 feet; thence 90 deg. 43 min. 30 sec. right, in an Easterly direction a distance of 832.0 feet to the point of beginning; thence continue on last described course a distance of 250.0 feet; thence 135 deg. 14 min. left in a Northwesterly direction a distance of 344.24 feet; thence 73 deg. 43 min. 06 sec. left in a Southwesterly direction a distance of 160.10 feet; thence 77 deg. 03 min. 43 sec. right in a Northwesterly direction a distance of 335.0 feet; thence 77 deg. 03 min. 43 sec. left in a Southwesterly direction a distance of 10.26 feet; thence 102 deg. 56 min. 17 sec. left in a Southeasterly direction a distance of 549.87 feet to the point of beginning. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.



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