

Send Tax Notice to:  
Lawrence H. Possien, D.V.M.  
4690 Highway 17  
Helena, Alabama 35080

Instrument Prepared By:  
John G. Lowther, P.C.  
Attorney at Law  
3500 Independence Drive  
Birmingham, Alabama 35209

### GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between David E. Hammett, D.V.M., a married man, hereinafter called "Grantor", and Lawrence H. Possien, D.V.M. hereinafter called "Grantee".

The Grantor, for and in consideration of One Hundred Seventy-Five Thousand and no/100 (\$175,000.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, thence northerly along the east line of said 1/4 - 1/4 section a distance of 1,016.2 feet, thence 91 degrees 42 minutes 15 seconds left a distance of 53.1 feet to a point 30 feet west of centerline of the Maylene-Helena paved public road, and the point of beginning of tract of land herein described, thence continue along the last mentioned course a distance of 150.0 feet, thence 90 degrees right, Northerly a distance of 100.00 feet, thence 90 degrees right Easterly a distance of 150.00 feet to a point that is 30 feet West of above stated centerline, thence Southerly a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

The property herein granted is not and never has been the homestead of Grantor or his spouse.

The entire purchase price is being paid from the proceeds of a mortgage recorded herewith.

The above described property is granted subject to:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Restrictions appearing of record in Real 147, Page 456.

3. Less and except any mineral rights not owned by Grantor.

10/20/1998-40839  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00

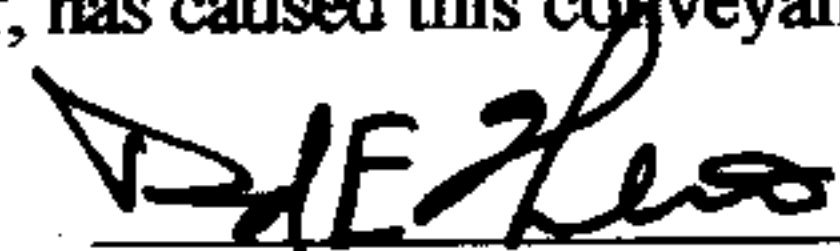
Inst # 1998-40839

4. Right of Way granted to Alabama Power Company by instruments recorded in Book 90, page 336; Book 130, Page 166 and Book 138, Page 217.
5. Right of way granted to Shelby County, Alabama as recorded in Book 155, page 122.
6. Right of way granted to Southern Natural Gas as recorded in Book 217, page 117.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, in fee simple absolute, forever.

Grantor covenants with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 19<sup>th</sup> day of October, 1998.




David E. Hammett, D.V.M.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that David E. Hammett, D.V.M., a married man, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 18<sup>th</sup> day of October, 1998.

  
Notary Public  
My Commission Expires: 1-5-99

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