

50<sup>th</sup> Grantee Address:  
221 Shadow Lake Drive  
Helena, AL 35080

Shelby County on the 23<sup>rd</sup> day of February, 1999.

THIS DEED is made this 23rd day of February, 1999, by and between Ronnie Morton, <sup>/married</sup> GRANTOR; and Terry M. Habshey GRANTEE, whose address is 2707 Highway 52, Helena, AL 35080. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for Ten Dollars ( \$10.00 ) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Shelby County, Alabama and more particularly described as follows:

Lot 9 Survey of Old Town <sup>/Helena</sup> as recorded in Map Book 22 Page 26 Shelby County Alabama and further described as 117 Lake Davidson Lane, Helena, Alabama, 35080.

The above described property does not constitute any portion of the homestead of the grantor, nor that of his spouse.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Ronnie Morton (SEAL)

This deed is subject to existing mortgage in favor of FNBSC dated 3-24-97 and recorded in Instrument Number 1997-08992 in the Probate Office of Shelby County, Alabama.

STATE OF Alabama, COUNTY OF Shelby

I, a Notary Public for said County and State, do hereby certify that Ronnie Morton personally appeared before me, and acknowledged the due execution of the foregoing and attached Warranty Deed.

WITNESS my hand and notarial seal, this the 23<sup>rd</sup> day of February, 1999

My Commission Expires: 2-16-03

[Signature]  
Notary Public

02/24/1999-07755  
02:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
10.00

FNBSC  
Columbiana, AL  
DPIAza

Inst # 1999-07755