

THIS INSTRUMENT PREPARED BY:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To:

Joseph N. Habshey
P.O. Box 1244
Bham, AL 35201

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Hundred Forty Three Thousand and 00/100-- (\$143,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ronnie Morton, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph N. Habshey

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 28, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$112,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This property is not the homestead of the undersigned grantor.

04/08/1997-10808
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 39.50

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 the said GRANTEE, 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 2nd day of April, 19 97.

(Seal)

Ronnie Morton
Ronnie Morton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Morton, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, A. D., 19 97.