

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Pruett, Brown, Turner,
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Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

JOSEPH N. HABSHEY
P.O. BOX 1244
BIRMINGHAM, AL 35201

Inst # 1998-07137
03/03/1998-07137
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 166.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS and 00/100 (\$155,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **RONNIE MORTON, A MARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOSEPH N. HABSHEY**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOTS 8, 9, 10 IN BLOCK 1, ACCORDING TO THE SURVEY OF JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

Subject To:

1. Taxes for the year 1998 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 291, Page 121.
3. Right of Way granted to Alabama Power Company recorded in Shelby Volume 194, Page 334.

\$140,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **RONNIE MORTON, A MARRIED MAN**, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of February, 1998.


RONNIE MORTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RONNIE MORTON, A MARRIED MAN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of February, 1998.

Sharon Kennedy
Notary Public
My commission expires: 11-5-2001

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