

THIS INSTRUMENT PREPARED BY:

NAME Thomas L. Foster, Attorney

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

Send Tax Notice To:

Joseph Habshey
P.O. Box 1244
B'ham, 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 --Forty Two Thousand Five Hundred & 00/100---(\$42,500.00) DOLLARS

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

Ronald Howard Beasley, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph Habshey
(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, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

04/13/1998-13185
02:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 53.50

This property is not the homestead of the undersigned grantor.

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 10th day of April, 1998.

(Seal)

(Seal)

(Seal)

Ronald Howard Beasley (Seal)
Ronald Howard Beasley

(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 Ronald Howard Beasley, 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 10th day of April, A. D., 1998.

Notary Public.

EXHIBIT "A"

A part of the NW 1/4 of the SW 1/4 of Section 15, Township 20, Range 3 West, the same being a part of Lots 4 and 5 in Block 4 in the Town of Helena, Alabama, according to the Map and Survey of Joseph Squire and bounded as follows: Commence at a point on the West edge of Second Street, said point being 200 feet South 1 degrees 30 minutes West (at or near 3 degrees 20 minutes variation) from the NE corner of Block 4; thence Southerly along East edge of Block 4, 50 feet; thence Westerly along the dividing line between Lots 5 and 6 150 feet; thence Northerly 50 feet; thence Easterly along the dividing line between Lots 4 and 5 150 feet, to the point of beginning.

Inst # 1998-13185

04/13/1998-13185
02:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 53.50