

Send Tax Notice To:
L. Douglas Joseph

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1998-19755

05/29/1998-19755
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 HCD 22.50

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Two Hundred Seventy Thousand Dollars (\$270,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JOHN DAVID HANBY, A MARRIED MAN, ANNE HANBY SIREN, A MARRIED WOMAN, MARY HANBY GLASSMAN, A MARRIED WOMAN, AND DANIEL D. HANBY, A MARRIED MAN (AS DEBTOR IN POSSESSION)** in accordance with the said "Order Granting Debtors' Motion for authority for Sale of Real Estate" issued May 12, 1998 by Letitia Z. Clark, U.S. Bankruptcy Judge (Case No. 94-47122-H3-13, U.S. Bankruptcy Court for the Southern Division of Texas, Houston Division, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **L. DOUGLAS JOSEPH, A MARRIED MAN** (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes for 1998 and subsequent years not yet due and payable.
2. Location of 100 foot transmission line permit to Alabama Power Company as shown on the survey by Hickey Land Surveying, Inc. dated February 9, 1998.
3. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

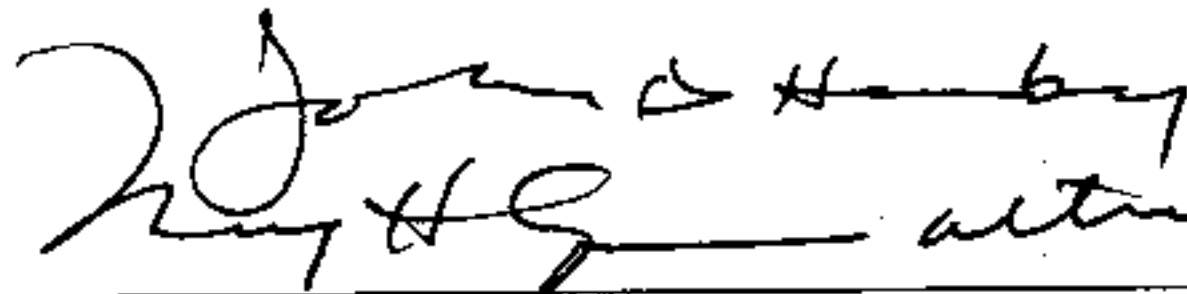
NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

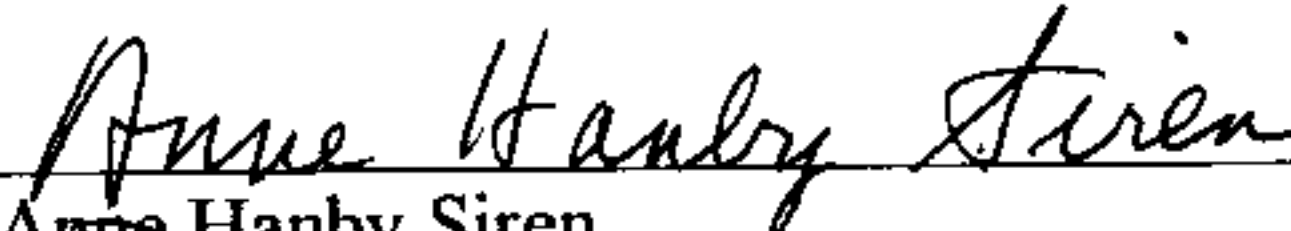
NOTE: THE ENTIRE ABOVE CONSIDERATION HAS BEEN PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

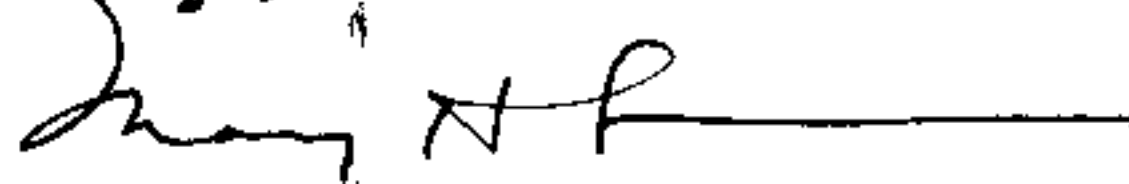
And we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

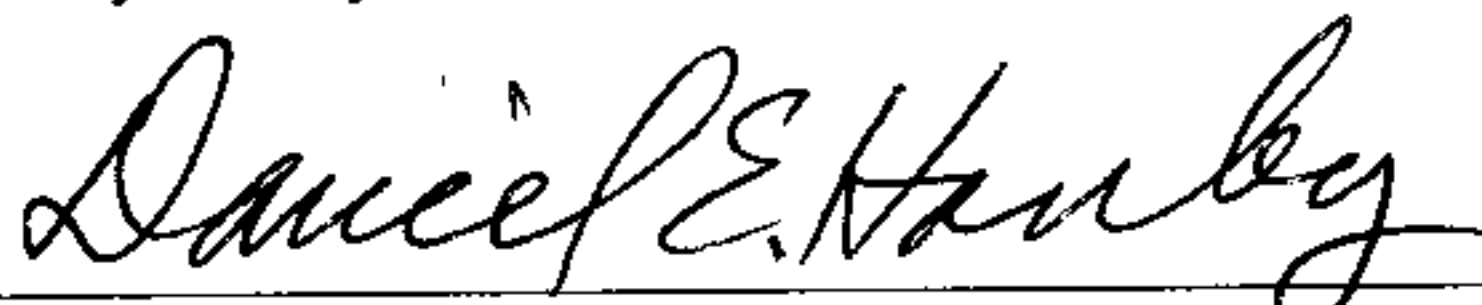
TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of May, 1998.


By John David Hanby *John D. Hanby* acting in fact for


Anne Hanby Siren


Mary Hanby Glassman



Daniel D. Hanby (as Debtor in Possession)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John David Hanby, 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 date the same bears date.

Given under my hand and official seal, this the 26th day of May, 1998.

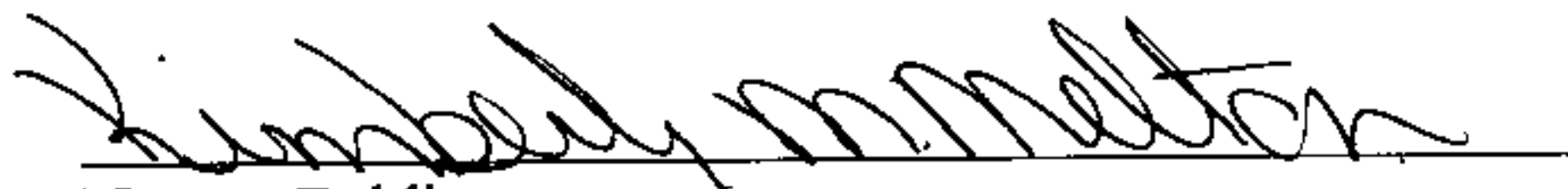

Notary Public
My Commission Expires: _____

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anne Hanby Siren, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 26th day of May, 1998.

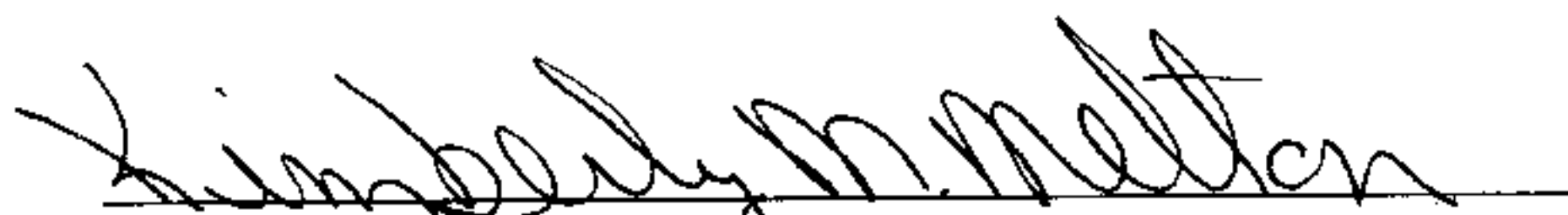

Notary Public
My commission expires: 3-1-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Hanby Glassman, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 26th day of May, 1998.

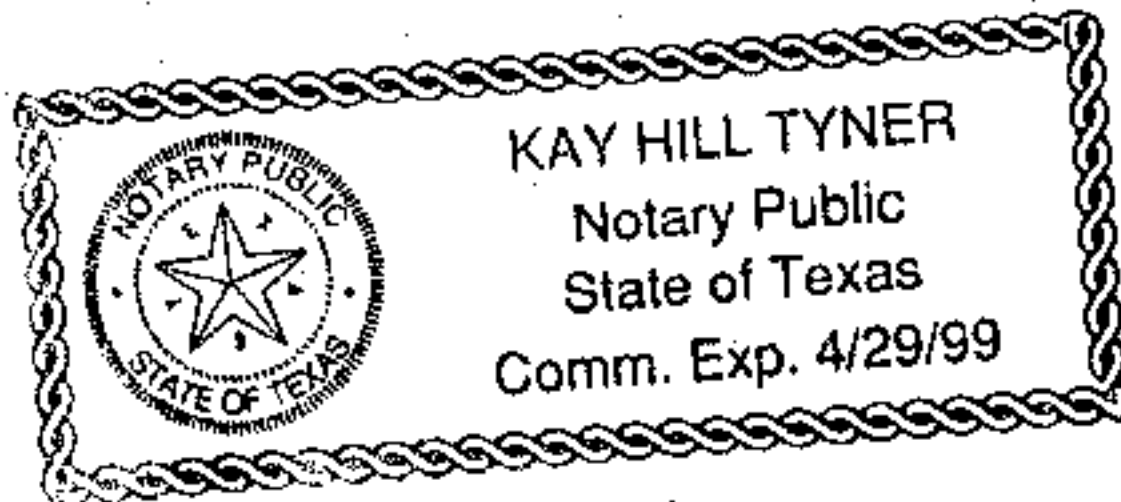

Notary Public
My commission expires: 3-1-99

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel D. Hanby, whose name as Debtor in Possession in accordance with the said "Order Granting Debtors' Motion for Authority for Sale of Real Estate" issued May 12, 1998, by Letitia Z. Clark, U.S. Bankruptcy Judge (Case No. 94-47122-H3-13, U.S. Bankruptcy Court for the Southern Division of Texas, Houston Division, 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,

as such debtor in possession and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22 day of May, 1998.



Kay Hill Tyner
Notary Public
My Commission Expires: 4/29/99

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Glassman, whose name as attorney in fact for John David Hanby, 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, she, as such attorney in fact and with full authority, executed the same voluntarily for and as the act of said John David Hanby.

Given under my and and official seal, this the 26 day of May, 1998.

Kimberly M. Melton
Notary public
My Commission Expires: 3-1-99

EXHIBIT A

The West 1/2 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 1 East of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows:

From the true SW corner of the SE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 1 East, being the point of beginning of herein described parcel of land; run thence North along the true West boundary of said SE 1/4 of NW 1/4 a distance of 1321.37 feet to the true NW corner of said SE 1/4 of NW 1/4; thence turn 91 deg. 22 min. 35 sec. right and run 1306.20 feet to the true NE corner of said SE 1/4 of NW 1/4; thence turn 91 deg. 19 min. 24 sec. left and run 1321.56 feet to the true NW corner of the NW 1/4 of NE 1/4 of said Section 19; thence turn 11 deg. 18 min. 45 sec. right and run 46.85 feet to an accepted property corner; thence turn 83 deg. 02 min. 06 sec. right and run 1301.55 feet along an accepted property line to a point on the true East boundary of said NW 1/4 of NE 1/4; thence turn 85 deg. 46 min. 05 sec. right and run 1300.42 feet to the true SE corner of said NW 1/4 of NE 1/4; thence continue along said course a distance of 1321.75 feet to the true SE corner of the SW 1/4 of NE 1/4 of said Section 19; thence turn 91 deg. 16 min. 47 sec. right and run 1304.98 feet to the true SW corner of said SW 1/4 of NE 1/4; thence continue along said course for a distance of 1304.98 feet to the point of beginning.

Inst # 1998-19755

Inst # 1998-19755

05/29/1998-19755
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 HCU 22.50