

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 --Fifty Thousand and 00/100---(\$50,000.00) DOLLARS

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

Shirley Ward, an unmarried woman

(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.

Shirley Ward is the surviving grantee of deed recorded in  
the other grantee, Avery Ward having died on or about the 15 day of December,  
19 83.

Inst # 1998-21712

06/11/1998-21712  
10:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
61.00

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 June, 1998.

(Seal)

Shirley Ward  
Shirley Ward

(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 Shirley Ward, an unmarried woman  
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 day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D., 1998.

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EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 3, ACCORDING TO THE MAP OF THE TOWN OF HELENA; THENCE RUN NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET 238.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE NORTHERLY ALONG SAID RIGHT OF WAY LINE 72.83' TO A POINT, THENCE 91 DEG. 35' LEFT AND RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF LOT 5, 96.10' TO A POINT OF THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET, THENCE 88 DEG. 06' 56" LEFT AND RUN SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET 72.42' TO A POINT, THENCE 91 DEG. 38' 04" LEFT AND RUN EASTERLY 96.47' TO THE POINT OF BEGINNING.

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SHELBY COUNTY JUDGE OF PROBATE

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61.00