

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Thomas L. Foster, Attorney

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

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 ---One Hundred Fifty Thousand and 00/100---(\$150,000.00) DOLLARS

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

Alice F. Russell and husband, William L. Russell

(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.

\$125,000.00 of the consideration recited above was paid from a purchase money mortgage executed simultaneously herewith.

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11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 36.00

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, we have hereunto set our hands(s) and seal(s), this 23rd day of July, 1998.

(Seal)

Alice F. Russell (Seal)
Alice F. Russell

(Seal)

William L. Russell (Seal)
William L. Russell

(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 Alice F. Russell and husband, William L. Russell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A. D., 1998

Notary Public.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA COMPILED AS A SINGLE UNIT.

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET IN HELENA, ALABAMA 50.0' SOUTH OF THE MAIN LINE TRACK OF THE L&N RAILROAD, THENCE RUN EAST-SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID L&N RAILROAD A DISTANCE OF 140.0' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 10.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET, THENCE TURN AN ANGLE OF 89 DEGREES 39 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 6.75' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAME SAID LOT 2 A DISTANCE OF 30.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN WESTERLY ALONG THE EXACT MIDDLE LINE OF SAME SAID LOT 2 A DISTANCE OF 60.0' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAME SAID MAIN STREET, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG SAID EAST LINE OF SAID MAIN STREET A DISTANCE OF 70.75' TO THE POINT OF BEGINNING, MARKED ON EACH CORNER WITH A STEEL REBAR PIN AS OF DATE OF SURVEY.

ALSO THE FOLLOWING PROPERTY:

Begin at the NW corner of the S $\frac{1}{4}$ of Lot 2, Block 14 of Joseph Squire's map of the Town of Helena, Alabama. Run thence in an Easterly direction along the Northern boundary of the S $\frac{1}{4}$ of said Lot 2, Block 14 a distance of 60 feet to a point; thence turn an angle of 90° to the right and run Southerly a distance of 6.75 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of the S $\frac{1}{4}$ of said Lot 2, Block 14 a distance of 60 feet to a point; thence turn to the right and run Northerly a distance of 6.75 feet to point of beginning of the property herein conveyed.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

Begin at the SW corner of the S $\frac{1}{4}$ of Lot 2, Block 14 according to Joseph Squire's map of the Town of Helena, Alabama, which point of beginning is the SW corner of that certain property conveyed to the Town of Helena, Alabama by deed from T. S. Wallace and wife, Eugina Wallace recorded in Deed Book 107, Page 175 in the Probate Records of Shelby County, Alabama; thence run in an Easterly direction along the Southern boundary of the said S $\frac{1}{4}$ of Lot 2, Block 14 a distance of 60 feet to a point; thence turn an angle of 90° to the right and run Southerly a distance of 6.75 feet to a point; thence turn to the right and run Westerly parallel with the Southern boundary of Lot 2, Block 14 a distance of 60 feet to a point; thence turn to the right and run Northerly 6.75 feet to point of beginning of the

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