

Send Tax Notice to:

Joseph Habshey
P.O. Box 1244
Birmingham, Alabama 35201

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of 4/11/98, 1998 by The Bible Book and Gift Shop, Inc., an Alabama corporation, and Ray Smith Mining Equipment and Supplies, Inc., an Alabama corporation (the "Grantors") to Joseph Habshey, an individual (the "Grantee") for the purposes hereinafter described.

R E C I T A L S:

A. The Grantors hold fee title to the land located in Shelby County, Alabama and more particularly described on Exhibit "A" attached hereto and incorporated by reference, together with the improvements thereon (herein the "Subject Property").

B. The Grantors have agreed to convey the Subject Property to the Grantee for the consideration hereinafter recited.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee to Grantors, including the conveyance by the Grantee to the Grantors of certain property pursuant to that Real Property Exchange Agreement dated 4/11/98, 1998 between Grantors and Grantee, the receipt and sufficiency of which is acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the Subject Property, together with all of the rights, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to ad valorem taxes for tax year 1998 and succeeding tax years, and to the various matters listed on Exhibit "B" attached hereto (collectively the "Permitted Encumbrances").

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Grantors do, for themselves and their successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of the Subject Property, that the Subject Property is free from all encumbrances apart from

Inst # 1999-11942

03/22/1999-11942
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 NWS 213.50

the Permitted Encumbrances noted above, that the Grantors have a good right to sell and convey the Subject Property as aforesaid, and that the Grantors will, and its successors and assigns shall, forever warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims (apart from the Permitted Encumbrances) of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed and delivered as of the date first shown above.

GRANTORS:

THE BIBLE BOOK AND GIFT SHOP, INC.,
an Alabama corporation

By Ellis R. Smith

Name: Ellis R. Smith

Title: Pres.

Date: 4/15/98

**RAY SMITH MINING EQUIPMENT AND
SUPPLIES, INC.,** an Alabama
corporation

By Ellis R. Smith

Name: Ellis R. Smith

Title: Pres.

Date: 4/15/98

By: _____
Its: _____

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ellis R. Smith, whose name as President of THE BIBLE BOOK & GIFT SHOP, INC., an Alabama corporation, is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this the 15th day of April, 1998.


NOTARY PUBLICMy Commission Expires: 11/3/2001

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ellis R. Smith, whose name as President of RAY SMITH MINING EQUIPMENT AND SUPPLIES, INC., an Alabama corporation, is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this the 15th day of April, 1998.


NOTARY PUBLICMy Commission Expires: 11/3/2001

THIS INSTRUMENT PREPARED BY:

William R. Sylvester
Walston, Wells, Anderson, & Bains, LLP
505 20th Street North
Suite 500
Birmingham, AL 35203

First American Title Insurance Company
COMMITMENT
SCHEDULE C

Agent File No.: 116593

The land referred to in this Commitment is described as follows:

PARCEL I

Tract I

Commence at the NE corner of Lot 1, Block 1, of the Town of Helena, Alabama, for the point of beginning; thence run in a southerly direction along the East line of Lots 1 and 2, a distance of 75.0 feet; thence turn an angle to the right of 90 deg. and run 97.7 feet in a westerly direction said line falling along South wall of a two story brick building; thence turn an angle to the right of 88 deg. 19 min. 30 sec. and run in a northerly direction a distance of 50.0 feet; thence turn an angle to the right of 91 deg. 40 min. 30 sec. and run in an easterly direction a distance of 48.4 feet; thence turn an angle to the left of 88 deg. 20 min. and run in a northerly direction a distance of 25 feet; thence turn an angle to the right of 88 deg. 20 min. and run in an Easterly direction a distance of 50.0 feet to a point of beginning; being situated in the Town of Helena, Shelby County, Alabama.

Tract II

From the NE corner of Lot 1, Block 1, of the Town of Helena, Alabama, run in a westerly direction along the North line of said Lot 1 for a distance of 50.0 feet to the point of beginning; thence turn an angle to the left of 88 deg. 20 min. and run in a southerly direction for a distance of 25 feet; thence turn an angle to the right of 88 deg. 20 min. and run in a westerly direction for a distance of 48.4 feet; thence turn an angle to the right of 88 deg. 19 min. 30 sec. and run in a northerly direction for a distance of 25 feet; thence turn an angle to the right of 91 deg. 40 min. 30 sec. and run in an easterly direction for a distance of 49.86 feet to the point of beginning; being situated in the Town of Helena, Shelby County, Alabama.

PARCEL II

Tract I

Lot 6, Block 1, according to the survey of Joseph Squires Map of the Town of Helena, as recorded in Map Book 3 page 121 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Tract II

The East 1/2 of lot 5, and the SE 1/4 of Lot 4, Block 1, as shown by Map of Helena, Alabama, commencing at the SE corner of Block 1; thence north along the West edge of Main Street 190 feet; thence West along the divided line of Lots 5 and 6, to Mrs. Clara Powell's Lot 49 and 3/10 feet; thence north along the dividing line of Mrs. Clara Powell's Lot a distance of 16 inches from the straight rock wall of stone foundation 53 feet to the center of Lot 4; thence east along the center of Lot 4 to West edge of Main Street 50 feet; thence south along the West edge of Main Street 53 feet to the point of dividing line of Lots 5 and 6, of said Block 1.

Tract III

The North 1/2 of Lot 4, and the South 3 feet of Lot 3, Block 1, according to Joseph Squires Survey of the Town of Helena, as recorded in Map Book 3 page 121 in the Probate Office of Shelby County, Alabama.

Tract IV

The North 27 feet of Lot 3, Block 1, according to Joseph Squire's survey of the Town of Helena, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

Inst # 1999-11942

03/22/1999-11942
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 HWS 213.50