

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law  
3100 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Grantees  
5245 Helena Road  
Helena, AL 35080

**CORPORATION WARRANTY DEED**  
(Jointly With Survivorship)

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, Habshey Family Limited Partnership, an Alabama Limited Partnership, in hand paid by the Grantees herein, the receipt which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joseph Habshey and Mary Habshey, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Stonebrook, as recorded in Map Book 15, Page 114, in the Probate Office of SHELBY County, Alabama..

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 2000.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Habshey Family Limited Partnership, by its General Partner, Magna Management, Inc., a corporation organized under the laws of the Republic of Panama by its President, Ana Graciela E. Montalvo, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of March, 2000.

ATTEST:

HABSHHEY FAMILY LIMITED PARTNERSHIP

  
Petra Camarena de Sanchez  
Director of Magna Management, Inc.,  
as General Partner

BY:   
Ana Graciela E. Montalvo, President of Magna  
Management Inc., as General Partner

REPUBLIC OF PANAMA

I, the undersigned, a Notary Public in and for Tenth Notarial Circuit of the Republic of Panama, hereby certify that, Ana Graciela E. Montalvo whose name as President of Magna Management, Inc. as General Partner of Habshey Family Limited Partnership, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation, as General Partner.

Given under my hand and official seal this 27<sup>th</sup> day of March, 2000.



  
NOTARY PUBLIC

NOEMI MORENO ALBA  
Notario Público Décimo

05/03/2000-14527  
02:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 198 9.00

Inst. 0 2000-14527