

STATE OF ALABAMA)
COUNTY OF SHELBY)

This instrument was prepared by:
John Martin Eades, Jr.
217 - B 1st Street North
Alabaster, Alabama 35007

VERIFIED CLAIM OF LIEN

Qore, Inc., d/b/a Qore Property Sciences ("Qore"), a corporation organized under the laws of the State of Georgia and qualified to do business in Alabama as a foreign corporation, by and through Shirley W. McCulloch its Administrative Manager who has personal knowledge of the facts herein set forth, files this statement in writing, verified by her oath, Qore claims a lien upon certain real property located at 2707 Highway 52, Helena, Alabama, Shelby County known as Habshey Farm Property a/k/a Old Town Helena, which includes (on information and belief only) property more particularly described as follows, to-wit:

Inst # 2002-06444

SEE ATTACHED EXHIBIT A

This lien is claimed, separately and severally, as to the land, buildings and improvements thereon to the extent of the entire lot or parcel which is contained within a city or town. If said land is not within a city or town, this lien is claimed, separately and severally, as to the buildings and improvements located on the above-described real property, plus one (1) acre of land surrounding and contiguous thereto.

This lien is claimed on the above-mentioned land, buildings and improvements to secure the indebtedness owed by Terry M. Habshey in the amount of \$3,938.75 (comprising of a principal amount of \$3,823.19, plus interest in the amount of \$115.56 at the rate of 18% per annum from November 30, 2001) from the 15th day of October, 2001, and which sum, plus attorney fees and interest thereon, is presently due and unpaid.

02/06/2002-06444
04:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
011 CH 41.00

This sum of money is due and owing for labor, materials, services and work rendered by and supplied by Qore, said labor, materials, services and work being used for the construction of the buildings and improvements on the above-described real property and used for the benefit of the above-described real property.

Upon information and belief, The Owner(s) or proprietor(s) of the above-described real property is/are: Terry M. Habshey and Amy Katherine Habshey as Trustee & Held in Trust for the Habshey Family, Noble W. Fennell, Jr., Terry M. Habshey, Ronnie Morton and Jill Morton.

Qore, Inc.


By: 
Shirley W. McCulloch

Its: Administrative Manager

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shirley W. McCulloch, whose name as Administrative Manager of Qore, Inc., is signed to the foregoing Verified Claim of Lien and who is known to me, acknowledged before me on this day that, being informed of the contents of the Verified Claim of Lien, she, in her capacity of her position 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 this 6th day of February, 2002.


NOTARY PUBLIC

Notary Public, Jefferson County, Alabama
My Commission Expires June 24, 2003

My commission expires: _____

Assessed Value	State Tax	County Tax	School	School District	Hospital	City	Forest	Fee	
35000	234.00	270.00	576.00	504.00	.00	180.00	.00	.00	1764.00
Homestead Value	.00	.00	.00	.00	.00	.00	.00	.00	.00
	.00	.00	.00	.00	.00	.00	.00	.00	.00
AL ONLY	.00	.00	.00	.00	.00	.00	.00	.00	.00
Net Taxable Value	234.00	270.00	576.00	504.00	.00	180.00	.00	.00	1764.00

Receipt for Year 2001 Parcel Number 135152002009000

Receipt Number 0033615

Paid By TERRY HABSHEY

Cash ☐ Check ☐ Money Order ☐ Class 02

Owner Name and Address

HABSHEY TERRY M & AMY KATHERINE AS
TRUSTEE & HELD IN TRUST FOR THE HABSHEY*
2707 HWY 52

Date Paid

01/04/2002

HELENA

AL 35080

Teller No. 82
Mun Code 06

Interest	.00
Delq. Fee	.00
Citation	.00
Advertising	.00
Probate Fee	.00
Cert. Mail	.00
Grand Total	1764.00

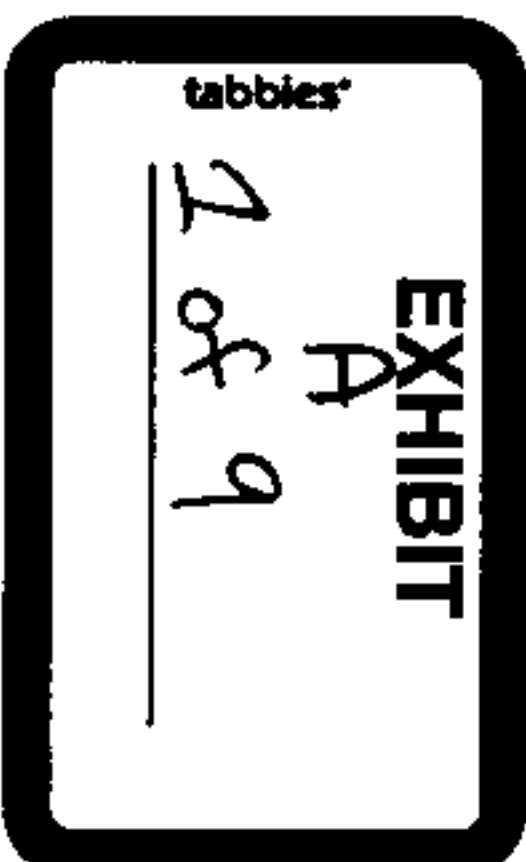
--- DESCRIPTION ---

MAP 135152000 CODE1 03 CODE2
SUBD1 OLD TOWN HELENA
SUBD2
P-LOT 9 S-LOT
P-BLK S-BLK
S 15 T 20S R 03W S T R S
LOT DIM 30.00 BY 101.28 ACRES SQ FEET
MB 22 PG 026
MB PG

SECOND 1998 IRREVOCABLE TRUST

Municipal Codes: 02-Alabaster 04-Columbiana 06-Helen 08-Pellham 10-Wilsonville 12-Leeds 14-Birmingham 16-Vestavia
03-Catara 05-Harpersville 07-Montevallo 09-Vincent 11-Wilton 13-Hoover 15-Indian Springs 17-Chelsea

ORIGINAL



Assessed Value	State Tax	County Tax	School	School District	Hospital	City	Forest	Fee
60180	391.17	451.35	962.88	842.52	.00	.00	.00	2647.92
Homestead Value	13.00	15.00	.00	.00	.00	.00	.00	28.00
20000	13.00	.00	.00	.00	.00	.00	.00	13.00
AL ONLY	.00	.00	.00	.00	.00	.00	.00	.00
Net Taxable Value	365.17	436.35	962.88	842.52	.00	.00	.00	2606.92

Receipt for Year 2001 Parcel Number 207260001001001 Receipt Number 0018894

Owner Name and Address

FENNELL NOBLE W JR

P O BOX 65

PELHAM

AL 35124

Paid By SEE SCREEN
Cash ☐ Check ☐ Money Order ☐ Class 03

Date Paid

00/00/0000

Teller No. 00

Mun Code 01

Interest	.00
Delq. Fee	.00
Citation	.00
Advertising	.00
Probate Fee	.00
Cert. Mail	.00
Grand Total	2606.92

--- DESCRIPTION ---

MAP 207260000 CODE1 CODE2

SUBD1

SUBD2

P-LOT

P-BLK

S 26 T

LOT DIM

COM NW COR NE1/4 NW1/4 E2510

MEANDER OF LAKE 804.25 CONT ALG LAKE NWLY & NWLY599.58 CONT ALG LAKE SW97.07 TO

POB

MB PG
MB PG

SOLD 5/14/97 FOR 96 TAX FROM FENNELL NOBLE W JR TO SHURETT GARY & SHU
DOC #37 PG 48 REDEEMED 7/3/97 BY #40377

Municipal Codes:

02-Alabaster
03-Cala

04-Columbiana
05-Harpersville

06-Hale
07-Mont.

08-Pelham
09-Vincen

10-Wilsonville
11-Wilton

12-Leeds
13-Hoover

4-Birmingham
15-Indian Springs

16-Vestavia
17-Chelsea

ORIGIN

EXHIBIT

A

2 of 9

tabbies

✓ SEND TAX NOTICE :
Terry M. Habshey, Trustee
2707 Hwy. 52
Helena, AL 35080

EXHIBIT

A
3 of 9

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOWN ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of One and no/100 Dollars (\$1.00) and love and affection to the undersigned Grantor, Terry M. Habshey (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Terry M. Habshey and Amy Katherine Habshey as Trustees and to be held in trust for the Habshey Second 1998 Irrevocable Trust (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, by Statutory Warranty Deed, to-wit:

Lot 9 Survey of Old Town Helena as recorded in Map Book 22 Page 26 Shelby County, Alabama and further described as 117 Lake Davidson Lane, Helena, Alabama, 35080.

This conveyance is made subject to outstanding taxes, assessments and other matters of record.

To have and to hold, to the said Terry M. Habshey and Amy Katherine Habshey as Trustees and to be held in trust for the Habshey Second 1998 Irrevocable Trust, Grantee, its heirs, executors and assigns forever.

IN WITNESS THEREOF, we have hereunto set our hands and seals this 18 day of MARCH, 1999.

Terry M. Habshey (Seal)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry M. Habshey, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of MARCH, 1999.

[Signature]
NOTARY PUBLIC

Inst # 1999-11358

03/18/1999-11358
10:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NR 3.00

P. O. Box 732 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
Terry M. Habshey

(Name) _____
(Address) 2707 Hwy 52
Helena, AL 35080

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-57 Rev. 4-59

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred Forty Seven Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Noble W. Fennell, Jr., a Single man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Terry M. 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 taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$410,250.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-41319

12/01/2000-41319
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
R02 100 151.00

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I _____ have hereunto set _____ my _____ hand(s) and seal(s), this _____ 28th _____ day of _____ November _____, 2000.

_____ (Seal)	<u>Noble W. Fennell, Jr.</u> (Seal)
_____ (Seal)	Noble W. Fennell, Jr. _____ (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Noble W. Fennell, Jr., whose name is signed to the foregoing conveyance 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 day the same bears date.

Given under my hand and official seal this 28th day of November 2000 A.D.,

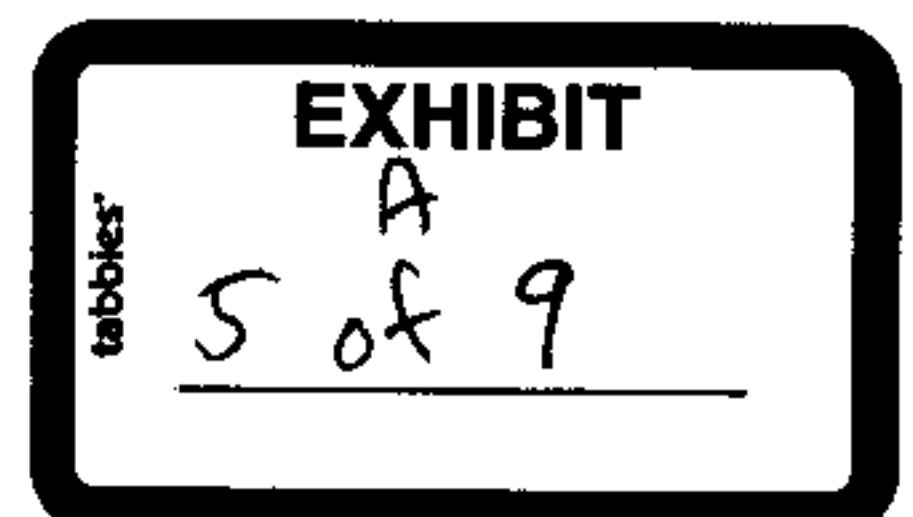
My Commission Expires: 10/16/04

EXHIBIT

tables: 4 of 9

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SE corner of Lot 8 of Paradise Cove Phase Three, as recorded in Map Book 27 page 94 in the Judge of Probate Office Shelby County, Alabama and run Westerly along the South line said Lot 8, 568.18 feet to an iron pin; also being the Southerly point on a 60 foot right of way line of Paradise Cove Lane; thence 92 deg. 46 min. 46 sec. left run Southerly for 173.53 feet to the 397 contour of Lay Lake; thence left and run Southerly along the said 397 contour of Lay Lake 1385.4 feet more or less to the shore said SE corner of said Lot 8 and the point of beginning; being a portion of Wally's Courthouse as recorded in Map Book 13 page 63 in the Probate Office of Shelby County, Alabama, being situated in the South 1/2 of the SE 1/4 of Section 23, and the North 1/2 of the NE 1/4 of Section 26, Township 21 South, Range 1 East.



Inst # 2000-41319

12/01/2000-41319
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 100 151.00

50th Grantee Address:
221 Shadow Lake Drive
Helena, AL 35080

[Redacted]

Shelby County on the 23rd day of February, 1999.

THIS DEED is made this 23rd day of February, 1999, by and between Ronnie Morton, ^{/married} GRANTOR; and Terry M. Habahey GRANTEE, whose address is 2707 Highway 52, Helena, AL 35080. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Shelby County, Alabama and more particularly described as follows:

Lot 9 Survey of Old Town ^{/Helena} as recorded in Map Book 22 Page 26 Shelby County Alabama and further described as 117 Lake Davidson Lane, Helena, Alabama, 35080.

The above described property does not constitute any portion of the homestead of the grantor, nor that of his spouse.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Ronnie Morton (SEAL)

This deed is subject to existing mortgage in favor of FNBSC dated 3-24-97 and recorded in Instrument Number 1997-08992 in the Probate Office of Shelby County, Alabama.

STATE OF Alabama COUNTY OF Shelby

I, a Notary Public for said County and State, do hereby certify that Ronnie Morton personally appeared before me and acknowledged the due execution of the foregoing and attached Warranty Deed.

WITNESS my hand and notarial seal, this the 23rd day of February, 1999.
My Commission Expires: 2-16-03

[Signature]
Notary Public

DE/24/1999-07735
DE 1:56 PM CERTIFIED
SHELY COUNTY ALA

EXHIBIT
A
6 of 9

[Redacted]

FNBSC
Columbiana, AL
D Plaza

Inst # 1999-07735

THIS INSTRUMENT PREPARED BY:

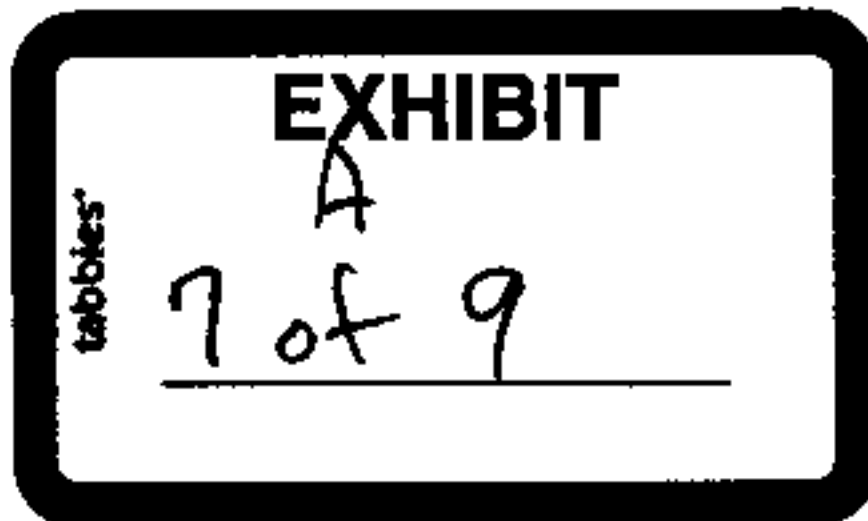
NAME Thomas L. Foster, Attorney

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

Send Tax Notice To:

Martha R. Morton
72 Merivale Ln
Bham AL 35242

QUIT CLAIM DEED — Alabama Title Co., Inc.



STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable considerations and the exchange of property, as set out in Resolution 04-15-96 of the City of Helena on April 15th, 1996

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned City of Helena by Charles W. Penhale, Mayor, according to the above recited Resolution hereby remises, releases, quit claims, grants, sells, and conveys to

Ronnie Morton and Jill Morton jointly for life with right of survivorship (hereinafter called Grantee), all their right, title, interest and claim in or to 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, limitations, if any, of record.

Subject to ad valorem taxes.

Inst # 1996-26549

08/15/1996-26549
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOT REC 11.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this day of August 19 96

Witnesses:

CITY OF HELENA

BY: Charles W. Penhale (SEAL)
Charles W. Penhale, Mayor

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that

Charles W. Penhale

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 day the same bears date.

Given under my hand and official seal this 7th day of August 1996

Frances P. Pritchard
Notary Public

My Commission Expires
May 13, 1996

EXHIBIT

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8 & 9

Commence at the southwest corner of SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20, Range 3 West and run thence North 0.30 minutes west 98 feet to the center line of the north bound track of the L & N Railroad; thence turn an angle of 100 degrees 45 minutes to the right and run along said center line track 126 feet to the point of beginning; thence continue along the center line of said track for the next 8 lines, and from said beginning point, continue in the same direction 112 feet; thence turn an angle of 1 degree 30 minutes to the left and run 101 feet; thence turn an angle of 3 degrees 15 minutes to the left and run 102 feet; thence turn an angle of 3 degrees 45 minutes to the left and run 101 feet; thence turn an angle of 4 degrees 15 minutes to the left and run 100 feet; thence turn an angle of 4 degrees 15 minutes to the left and run 101 feet; thence turn an angle of 3 degrees 30 minutes to the left and run 105 feet; thence turn an angle of 2 degrees 15 minutes to the left and run 370 feet to a point in the center of said north bound track; thence turn an angle of 90 degrees to the left and run 130 feet to the south line of Back Creek; thence along the south line of said creek with its meanderings for the next 14 lines and from said point on the south line of said creek turn an angle of 64 degrees 30 minutes to the left and run 121 feet; thence turn an angle of 90 degrees 30 minutes to the right and run 99.7 feet; thence turn an angle of 14 degrees 15 minutes to the right and run 109.8 feet; thence turn an angle of 4 degrees 30 minutes to the left and run 60.4 feet; thence turn an angle of 15 degrees to the right and run 25.7 feet; thence turn an angle of 7 degrees to the left and run 24.5 feet; thence turn an angle of 7 degrees 30 minutes to the left and run 87 feet; thence turn an angle of 10 degrees 45 minutes to the left and run 111 feet; thence turn an angle of 21 degrees 15 minutes to the left and run 74 feet; thence turn an angle of 57 degrees to the left and run 37 feet; thence turn an angle of 10 degrees 30 minutes to the left and run 74.3 feet; thence turn an angle of 9 degrees to the right and run 102.3 feet; thence turn an angle of 6 degrees 30 minutes to the right and run 37.3 feet; thence turn an angle of 14 degrees to the right and run 60 feet; thence turn an angle of 12 degrees 30 minutes to the right and run 34.8 feet; thence turn an angle of 3 degrees 30 minutes to the left and run 31.6 feet; thence turn an angle of 25 degrees 10 minutes to the left and run 235 feet to a point where formerly existed the north line of the L & N Railroad; thence turn an angle of 18 degrees to the left and run 87 feet to the

EXHIBIT

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EXHIBIT "A Page 2 of 2"

point of beginning. There is EXCEPTED herefrom a 37 foot strip along the south line of the above described land, said 37 foot being the north half of the north bound track of the I. & N. Railroad right of way.

It is the intention to describe herein any other land owned by the grantors which lies between the south line of the Duck Creek as described herein and the south water line of said creek as the water line exists now or hereafter.

It is the further intention to describe herein all land owned by the grantors between the north line of I. & N. Railroad and the south line of the water line of Duck Creek as the same now or hereafter exists, whether correctly described herein or not.

Together with the right to said James F. Shackelford, his heirs and assigns to use water from said Duck Creek for any reasonable purpose, including industrial purposes.

There is also conveyed herein:

A 30 foot right of way described as follows: Begin at the southwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West and run thence north 30 minutes west, 96.0 feet to point where the west line of said forty line intersects the center line of the north bound track of the I. & N. Railroad; thence turn an angle of 100 degrees 45 minutes to the right and run 126.0 feet; thence turn an angle of 90 degrees to the left and run 37.0 feet to point on the north right of way of the I. & N. Railroad for point of beginning; thence turn an angle of 90 degrees to the left and run 256.0 feet to the east right of way line of Helena & Aton-Bendy; thence turn an angle of 90 degrees to the right and run 30.0 feet; thence turn an angle of 90 degrees to the right and run 256.0 feet; thence turn an angle of 90 degrees to the right and run 30.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Inst # 1996-26549

08/15/1996-26549
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WCD 11.00

Inst # 2002-06444

02/06/2002-06444
04:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
011 CH 41.00