

This instrument prepared by:
Lisa Hudson Dorough, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Gerald D. O'Brien
Jeannene P. O'Brien
119 Oak View Lane
Helena, AL 35080

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of One Million One Hundred Eight Five Thousand Two Hundred Eight and 50/100 Dollars (\$1,185,208.50) to the undersigned, **Terry M. Habshey, a married man**, ("Grantor") in hand paid by **Gerald D. O'Brien and Jeannene P. O'Brien**, (collectively, "Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grants, bargains, sells and conveys unto the said Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for a description of the property being conveyed (the "Property").

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2003 and subsequent years not yet due and payable.
- (2) Easements, restrictions and reservations of record, if any.
- (3) Mineral and mining rights not owned by Grantors.

**THIS PROPERTY DOES NOT CONSTITUTE THE
HOMESTEAD OF GRANTOR OR HIS SPOUSE.**

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants
with right of survivorship, and to their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has heretofore set his signature
and seal as of the 27th day of June, 2003.

GRANTOR:

Terry M. Habshey
Terry M. Habshey

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that **Terry M. Habshey, a married man**, 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 such conveyance, he executed the
same voluntarily on the day the same bears date..

Given under my hand and seal, this 27 day of June, 2003.

Sylvia E. Donze
Notary Public

(SEAL)

My commission expires: 1-26-5

EXHIBIT "A"

Legal Description

Terry M. Habshey to Gerald D. O'Brien and Jeannene P. O'Brien

Begin at the Northeast Corner of Section 19, Township 20 South, Range 3 West; thence South 89 degrees 46 minutes 53 seconds West and along the North line of said section a distance of 1311.56 feet; thence South 00 degrees 03 minutes 09 seconds West a distance of 902.50 feet to the center line of the Cahaba River; thence South 49 degrees 57 minutes 16 seconds East along said center line a distance of 313.25 feet; thence South 47 degrees 12 minutes 27 seconds East along said center line a distance of 287.14 feet; thence South 66 degrees 33 minutes 27 seconds East along said center line a distance of 517.42 feet; thence South 57 degrees 44 minutes 42 seconds East along said center line a distance of 193.77 feet; thence South 52 degrees 57 minutes 57 seconds East along said center line a distance of 177.51 feet to a point on the Northwesternly Right-of-Way of Shelby County Highway No. 52 (80' ROW); thence North 39 degrees 16 minutes 52 seconds East, along said right-of-way and leaving said center line a distance of 261.19 feet to a point on a curve to the right having a central angle of 36 degrees 05 minutes 00 seconds and a radius of 1082.30 feet; thence along said right-of-way and the arc of said curve a distance of 681.60 feet, said arc subtended by a chord which bears North 57 degrees 19 minutes 22 seconds East a distance of 670.40 feet to the end of said curve; thence North 75 degrees 21 minutes 52 seconds East a distance of 598.20 feet; thence North 15 degrees 08 minutes 46 seconds West and leaving said right-of-way a distance of 1026.61 feet; thence North 89 degrees 09 minutes 33 seconds West along the North line of Section 20, Township 20 South, Range 3 West a distance of 408.12 feet to the center line of the Cahaba River; thence South 18 degrees 08 minutes 42 seconds West along said center line a distance of 108.44 feet; thence South 36 degrees 38 minutes 55 seconds West and along said center line a distance of 96.43 feet; thence South 59 degrees 02 minutes 57 seconds West and along said center line a distance of 96.43 feet; thence South 75 degrees 38 minutes 03 seconds West and along said center line a distance of 228.96 feet; thence North 84 degrees 39 minutes 20 seconds West and along said center line a distance of 152.96 feet; thence North 00 degrees 29 minutes 32 seconds West leaving said center line and along the West line of said section a distance of 281.25 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.