

PREPARED BY: Joseph Habshey

SEND TAX NOTICE TO: JOSEPH HABSHEY, \_\_\_\_\_

20090430000159790 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
04/30/2009 01:22:47 PM FILED/CERT

Shelby County, AL 04/30/2009

State of Alabama

Deed Tax : \$1.00

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN and no/100 (\$10.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **YELAH LIMITED PARTNERSHIP**, f/k/a Habshey Family Limited Partnership, acting herein through its duly authorized and sole General Partner **Joseph Habshey** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, **JOSEPH HABSHEY** (herein referred to as GRANTEE), the following described real estate situated in **Shelby** County, Alabama, to-wit:

BEGIN AT THE SOUTHWEST CORNER OF LOT 19 AS RECORDED IN PLAT OF STONEBROOK SUBDIVISION, MAP BOOK 15, PAGE 114, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 13 DEGREES 27 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 273.24 FEET; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN SOUTH 13 DEGREES 27 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 273.25 FEET; THENCE RUN NORTH 89 DEGREES 31 MINUTES 39 SECONDS WEST 105.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has placed its hand and seal, on the 30<sup>th</sup> day of April, 2009.

Joseph Habshey  
YELAH LIMITED PARTNERSHIP, f/k/a Habshey Family Limited Partnership  
By: Joseph Habshey, its Sole General Partner,

PANAMA  
REPUBLIC OF PANAMA

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Joseph Habshey, the sole General Partner of Yelah Limited Partnership, who is known to me and whose name is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same, voluntarily for and in his capacity as the General Partner of the Yelah Limited Partnership, for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2009

Alison C. Williams  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 23, 2012  
BONDED THRU NOTARY PUBLIC UNDERWRITERS