

\$ 210,000

SEND TAX NOTICE TO:
Hanna P.O., L.L.C.
P. O. Box 558
Fairfield, AL 35064

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1996-18784

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 6th day of JUNE, 1996 by **Pete M. Hanna and Vera H. Lister**, as Executors under the Will of **Vera U. Hanna** (hereinafter referred to as the "Grantors"), to **Hanna P.O., L.L.C.** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100ths (\$10.00) and other valuable consideration in hand paid by Grantee to Grantors, the sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the real estate described in **Exhibit "A"** attached hereto and located in Shelby County, Alabama:

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

- 1. Ad valorem taxes for tax year 1996; and
- 2. Easements, restrictions and other matters of record.

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

The Grantors warrant that the above described real estate does not constitute the homestead of Grantors or the spouse of any Grantor.

The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantors, their heirs, executors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the decedent, Vera U. Hanna, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed on this 6th day of June, 1996.



Pete M. Hanna, Executor under the Will of Vera U. Hanna



Vera H. Lister, Executor under the Will of Vera U. Hanna

Inst # 1996-18784

06/10/1996-18784
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 323.50

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pete M. Hanna, Executor under the Will of Vera U. Hanna**, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the date that same bears date.

Given under my hand this the 6th day of June, 1996.

James W. Brandon, Jr.

Notary Public

My Commission Expires:

JAMES W. BRANDON, JR., NOTARY PUBLIC
(MY COMMISSION EXPIRES JULY 13, 1997)
3812 COMMERCE AVE., FAIRFIELD, AL 36034

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Vera H. Lister, Executor under the Will of Vera U. Lister**, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the date that same bears date.

Given under my hand this the 6th day of June, 1996.

James W. Brandon, Jr.

Notary Public

My Commission Expires:

JAMES W. BRANDON, JR., NOTARY PUBLIC
(MY COMMISSION EXPIRES JULY 13, 1997)
3812 COMMERCE AVE., FAIRFIELD, AL 36034

THIS INSTRUMENT PREPARED BY
Richard A. Pitzitz
Berkowitz, Lefkowitz, Isom & Kushner, P.C.
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT "A"
TO
STATUTORY WARRANTY DEED

Real Estate (Parcel 1)

Commence at the Southeast corner of the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Westerly along the South boundary line of said NW 1/4 of NE 1/4, a distance of 105.47 feet to the point of intersection of the Northeast right-of-way line of State Highway 70 and centerline of Alabama Gas Corporation Pipe line; thence turn an angle of 69° 48' 36" to the right and run Northwesterly along said pipeline centerline a distance of 36.39 feet to a point in the center of the Old Columbiana-Saginaw Road; thence turn an angle of 47° 51' 31" to the left and run Northwesterly along said road a distance of 53.93 feet to a point on the Southwest boundary line of said Alabama Gas Corporation Pipeline; thence turn an angle of 47° 51' 31" to the right and run Northwesterly along said boundary line a distance of 273.00 feet to a point; thence turn an angle of 20° 43' 43" to the left and run Northwesterly a distance of 166.0 feet to a #5 rebar marking the point of beginning of the parcel of land herein described; thence continue along the same line of direction for a distance of 84.00 feet to an iron pin found in place; thence turn an angle of 94° 50' 20" to the right and run Northeasterly a distance of 92.00 feet to an iron pin found in place; thence turn an angle of 74° 06' 49" to the left and run Northwesterly a distance of 82.42 feet to an iron pipe found in place on the back of curblin of Depot Street; thence turn an angle of 33° 48' 44" to the left and run Northwesterly along said back of curblin a distance of 30.03 feet to an iron pipe found in place; thence turn an angle of 82° 07' 39" to the left and run Southwesterly a distance of 539.10 feet to a point on the Northeast right-of-way line of State Highway 70; thence turn an angle of 122° 59' 00" to the left and run Southeasterly along a curve to the right (concave Southwesterly and having a radius of 2011.23 feet and a central angle of 5° 41' 59") for an arc distance of 200.07 feet to a point; thence turn an angle of 62° 59' 48" to the left and run Northeasterly a distance of 308.54 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the survey of Lewis H. King, Jr.

Also, a nonexclusive easement for ingress and egress described as follows:

Begin at a point on the Southwest boundary line of Depot Street in Columbiana, Alabama, being the Northwest corner of the U.S. Postal Service property, which is also the Northeast corner of Spartan Foods property and lying in the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Northwesterly along said Depot Street a distance of 25.0 feet to a point; thence turn an angle of 112° 54' 27" to the left and run in a Southerly direction a distance of 48.39 feet to a point on the common property line between the U.S. Postal Service and Spartan Foods; thence turn an angle of 149° 13' 12" to the left and run Northeasterly along said common property line a distance of 45.00 feet to the point of beginning.

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