

39450

3610 239

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) JAMES R. MONCUS, JR.
(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

443
Send Tax Notice to:
(Name) C. Beaty Hanna
(Address) 3765 Dunbarton Drive
Birmingham, Al. 35223

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

25,000.00

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SARAH KATHRYN HANNA, AN UNMARRIED WOMAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CHARLES BEATY HANNA

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY, WHETHER OF RECORD OR NOT ON THE DAY OF THIS CONVEYANCE.

SUBJECT ALSO TO ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR HEREIN.

BOOK 285 PAGE 979

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of April, 19 89

Mary B. O'Brien (Seal)

Sarah Kathryn Hanna (Seal)
SARAH KATHRYN HANNA

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, THE UNDERSIGNED Nancy L. Moore a Notary Public in and for said County,
in said State, hereby certify that SARAH KATHRYN HANNA, AN UNMARRIED WOMAN

whose name(s) IS signed to the foregoing conveyance, and who IS is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of April, 19 89

July 28, 1990
My Commission Expires:

Nancy L. Moore
Notary Public

EXHIBIT "A"

PARCEL 1:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19, SOUTH RANGE 1, WEST AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 90.0 FEET; THENCE AN ANGLE TO THE RIGHT 89 DEGREES 53' 15" AND RUN WEST AND PARALLEL TO THE NORTH LINE OF 1/4-1/4 SECTION FOR A DISTANCE OF 648.67 FEET TO THE POINT OF BEGINNING; FROM POINT OF BEGINNING CONTINUE WEST ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 340.0 FEET; THENCE AN ANGLE TO THE LEFT OF 76 DEGREES 05' AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 528.0 FEET; THENCE AN ANGLE LEFT OF 103 DEGREES 55' AND RUN EAST FOR A DISTANCE OF 20 FEET; THENCE AN ANGLE LEFT OF 76 DEGREES 05' AND RUN NORTHEASTERLY FOR A DISTANCE OF 279.5 FEET; THENCE AN ANGLE OF 76 DEGREES 05' AND RUN EAST 320 FEET THENCE AN ANGLE TO THE LEFT OF 76 DEGREES 05' AND RUN NORTHEASTERLY 248.50 FEET TO POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19, SOUTH RANGE 1, WEST AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 90 FEET; THENCE AN ANGLE TO THE RIGHT OF 89 DEGREES 53' 15" AND RUN WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 648.67 FEET; THENCE AN ANGLE LEFT OF 76 DEGREES 05' AND RUN SOUTHWESTERLY 248.50 FEET TO POINT OF BEGINNING; FROM POINT OF BEGINNING CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 279.5 FEET; THENCE AN ANGLE RIGHT OF 76 DEGREES 05' AND RUN WEST 320.0 FEET; THENCE AN ANGLE RIGHT OF 103 DEGREES 55' AND RUN NORTHEASTERLY FOR A DISTANCE OF 279.5 FEET; THENCE AN ANGLE RIGHT OF 76 DEGREES 05' AND RUN EAST FOR A DISTANCE OF 320.0 FEET TO POINT OF BEGINNING. SAID TRACT CONTAINING 2.0 ACRES.

BOOK 285 PAGE 980

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR -5 AM 11:28

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

1. Dead Tax	2500
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	200
5. No Tax Fee	
6. Certified Fee	100
Total	3200

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

89 MAY 24 AM 9:39

RECORDED & S. MTG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

2500
700
3200

James B. Reynolds
JUDGE OF PROBATE