

THIS DEED PREPARED BY:

William L. Cunningham, Jr.
2233 Second Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Vera U. Hanna
P. O. Box 20844
Birmingham, AL 35216

STATUTORY WARRANTY DEED

Value 350,000.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of One Dollar (\$1.00) and for the purpose of clearing title to the hereinafter real estate, to the undersigned grantor(s), William L. Cunningham, Jr., a married/~~unmarried~~ man, in hand paid by Vera U. Hanna, the receipt whereof is acknowledged we, the said William L. Cunningham, Jr., do grant, bargain, sell and convey unto the said Vera U. Hanna, the following described real estate, to-wit:

SEE ATTACHED MARKED "EXHIBIT A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

1. 1992 taxes, a lien, but not yet payable.
2. Restrictions, easements and rights of way of record, if any.
3. Terms and conditions contained in lease agreement by and between William L. Cunningham, Jr. and United States Postal Service dated October 16, 1991.

The above described property does not constitute the homeplace of the grantors.

TO HAVE AND TO HOLD Unto the said GRANTEE, ~~xxx~~/her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of November, 1991.

WITNESS:

Michael L. Smith

William L. Cunningham, Jr.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Cunningham, Jr., a married man/~~woman~~, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November 19 91

Paula A. Slize
Notary Public

BOOK 372 PAGE 436

"EXHIBIT A"

LEGAL DESCRIPTION:

Commence at the Southeast corner of the NW 1/4 of 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 degrees 48 minutes 36 seconds 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 degrees 51 minutes 31 seconds 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 for 47 degrees 51 minutes 31 seconds 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 degrees 43 minutes 43 seconds 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 degrees 50 minutes 20 seconds 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 degrees 06 minutes 49 seconds 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 degrees 48 minutes 44 seconds 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 degrees 07 minutes 39 seconds 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 degrees 59 minutes 00 seconds 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 degrees 41 minutes 59 seconds) for an arc distance of 200.07 feet to a point; thence turn an angle of 62 degrees 59 minutes 48 seconds 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 NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the survey of Lewis H. King, Jr.

Also, an easement 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 Northwest Quarter of Northeast Quarter, 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 degrees 54 minutes 27 seconds 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 degrees 13 minutes 12 seconds to the left and run Northeasterly along said common property line a distance of 45.00 feet to the point of beginning.

The above property now known as Lot 3, Spartan Food System, Inc. Subdivision as recorded in Map Book 15, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama.

Schedule A-Page 2 Commitment No. BG 133706

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

91 NOV -8 AM 10:21

JUDGE OF PROBATE

1. Deed Tax	\$ 350.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 361.50