

PLEASE RETURN TO:
Steve A. Hanna
c/o Pritchard, McCall & Jones
800 Financial Center
Birmingham, Alabama 35203

WARRANTY DEED

(6,000.00)

Inst # 1994-00420

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, THAT,

JEFFERSON COUNTY)

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantor C. Beaty Hanna, (hereinafter referred to as "grantor") in hand paid by the grantee herein, Steve A. Hanna (hereinafter referred to as "grantees"), the grantor does hereby grant, bargain, sell and convey unto the grantee herein a 1/10 undivided interest in and to the following described real estate situated in Shelby County, Alabama, viz:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, and run in a Westerly direction along the South line of said SW 1/4 of the NE 1/4 for a distance of 570.73 feet to a point; thence 90 degrees 02 minutes 14 seconds to the right in a Northerly direction a distance of 225.98 feet to a point; thence 90 degrees 00 minutes to the left in a Westerly direction a distance of 60.15 feet to a point; thence 83 degrees 32 minutes 25 seconds to the right in a Northerly direction a distance of 205.67 feet to the point of beginning; thence 83 degrees 14 minutes 45 seconds to the left in a Westerly direction a distance of 199.06 feet to a point on the Easterly right of way line of Highway 280; thence 83 degrees 34 minutes 53 seconds to the right in a Northerly direction and along the Easterly right of way line of Highway 280 a distance of 501.97 feet to a point; thence 95 degrees 53 minutes to the right in an Easterly direction a distance of 287.29 feet to the point of curve (P.C.) of a curve to the right having a radius of 189.87 feet and a central angle of 90 degrees 34 minutes 50 seconds; thence along the arc of said curve to the right and in a Southeasterly direction a distance of 300.16 feet to the point of tangent (P.T.) of said curve; thence in the tangent of said curve in a Southerly direction a distance of 311.50 feet to a point; thence 89 degrees 57 minutes 17 seconds to the right in a Westerly direction a distance of 223.49 feet to the point of beginning.

According to the survey of Joseph D. Schoel, RLS #4405, dated November 4, 1987.

SUBJECT TO:

1. Taxes for 1993 and subsequent years.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 111, page 405, and Deed Book 138, Page 539, in the Office of the Judge of Probate of Shelby County, Alabama.

01/06/1994-00420
11:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
WJC WED 21.00

3. Minerals and mining rights excepted and other rights incidental thereto, as reserved in Deed Book 337, Page 771, in said Probate Office.

4. Restrictive covenants as recorded in Real Record 088, page 366, in said Probate Office.

SUBJECT TO that certain mortgage to First Alabama Bank as recorded in Real Volume 345 at page 888, Probate Records of Shelby County, Alabama, the outstanding balance being, \$ 104,600.

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

And I do for myself, and for my heirs, executors and administrators covenants with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal on this the 30 day of December, 1993.

C Beaty Hanna
C Beaty Hanna

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. Beaty Hanna, grantor herein, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of December, 1993.

Mary B O'Brien
Notary Public

My Commission Expires
April 6, 1997

THIS INSTRUMENT PREPARED BY:
W. S. PRITCHARD, JR.
PRITCHARD, McCALL & JONES
800 Financial Center
505 North 20th Street
Birmingham, AL 35203

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