

\$ 150,000

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

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1996-18783

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:

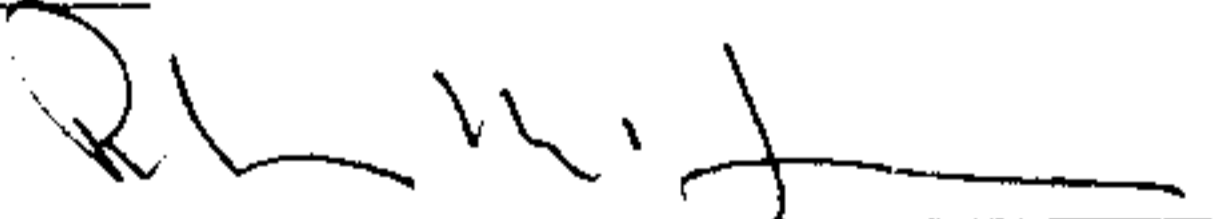
1. Ad valorem taxes for tax year 1996; and
2. Easements, restrictions and other matters of record.


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 # 1996-18783

06/10/1996-18783
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 163.50

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)
2812 COMMERCE AVE., FAIRFIELD, AL 36504

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)
2812 COMMERCE AVE., FAIRFIELD, AL 36504

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

EXHIBIT "A"
TO
STATUTORY WARRANTY DEED

Real Estate (Parcel 1)

Commence at the northeast corner of the southwest quarter of the northwest quarter of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run thence westerly along the north line of said quarter-quarter section a distance of 213.85' to a point on the westerly right of way line of Shelby County Highway (Road) No. 47, thence turn a deflection angle of 99 degrees 18' 48" left to chord and run southerly along the said westerly line of said Highway No. 47 a chord distance of 100.00' to the point of beginning of the property being described. Thence turn a deflection angle of 1 degrees 22' 41" to the left to chord and run southerly along same said right of way line a chord distance of 152.34' to a point, thence turn a deflection angle of 100 degrees 02' 41" to the right from chord and run westerly a distance of 226.57' to a point, thence turn a deflection angle of 90 degrees 00' 00" right and run northerly a distance of 150.00' to a point, thence turn a deflection angle of 90 degrees 00' 00" right and run easterly a distance of 200.00 to the point of beginning.

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