

WARRANTY DEED

STATE OF ALABAMA)

SMELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT,

For and in consideration of One Hundred and No/100 Dollars (\$100.00) to the undersigned grantor, ~~Sarah K. Hanna~~, an unmarried woman, in hand paid by C. Beaty Hanna, the grantee herein, the receipt of which is hereby acknowledged, I, the Sarah K. Hanna, the grantor (hereinafter referred to as "grantor") do hereby grant, bargain, sell and convey unto C. Beaty Hanna, (hereinafter referred to as "grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10, and run South along West line of said Section 10 for a distance of 90 feet; thence an angle right of 89° 53' 15" and run West and parallel to the North line of said section 529.99 feet to point of beginning, thence from point of beginning continue along last described course for a distance of 118.01 feet; thence an angle left of 76°05' and run Southwest 528.0 feet; thence an angle left of 103.55 and run East 245.0 feet; thence an angle left of 90°00' and run in a Northerly direction 512.50 feet to point of beginning.

Subject to:

1. Right of way granted to Alabama Power Company by instrument recorded in Real 255, page 744, and Volume 133, page 212, in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County, recorded in Volume 196, page 35, in the Probate office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Volume 299, page 892, in the Probate Office of Shelby County, Alabama.

This deed is given to consummate the transaction between the grantor and the grantee during the year 1995, when the grantee took over the above described premises subject to an existing mortgage with the State Street Bank & Trust Company, which the grantee paid and discharged during the year 1995. The grantor has not resided, nor been in possession of the above described premises, having tendered it to the grantee during 1995, when the grantee paid and discharged said mortgage to State Street Bank & Trust Company. This deed is given to consummate the transaction when reference premises were delivered to the grantee.

TO HAVE AND TO HOLD said property unto the grantee herein, his heirs, successors and assigns.

And I do, for myself and my heirs, executors, and administrators, covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except current ad valorem taxes and as recited 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.

01/05/2000-00329
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 71.00

Inst # 2000-00329

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 21/21/99 day of
December, 1999.

WITNESS:

Jason Reever

Sarah K. Hanna
Sarah K. Hanna

Marcia Wassell

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sarah K. Hanna, an unmarried 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of December, 1999.

Sandra G. Wade
Notary Public

My Commission Expires: June 15, 2000

THIS INSTRUMENT PREPARED BY:
W. S. PRITCHARD, JR.
PRITCHARD, McCALL & JONES, L.L.C.
505 North 20th Street, Suite 800
Birmingham, AL 35203
Telephone: (205) 328-9190

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