

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLES D. HANNA
2545 SCURLOCK ROAD
HELENA, AL 35080

Inst # 2001-04614

02/09/2001-04614
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 26.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY THOUSAND DOLLARS and 00/100 (\$60,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KAREN SCURLOCK (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES D. HANNA and SHERRY L. HANNA, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NE 1/4 OF SE 1/4 OF SAID SECTION 28; THENCE SOUTH 88 DEGREES 12 MINUTES 02 SECONDS EAST ALONG THE NORTH 1/4-1/4 LINE 769.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON LAST COURSE 185.59 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 58 SECONDS WEST 112.28 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 02 SECONDS WEST 152.52 FEET; THENCE SOUTH 31 DEGREES 50 MINUTES 24 SECONDS WEST 169.80 FEET TO A POINT IN SCURLOCK ROAD; THENCE ALONG A CHORD OF A CONCAVE CURVE NORTH 63 DEGREES 55 MINUTES 54 SECONDS WEST 52.05 FEET; THENCE NORTH 24 DEGREES 28 MINUTES 35 SECONDS EAST 257.81 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 130, PAGE 175, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 154, PAGE 480, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO THE CITY OF HELENA RECORDED IN REAL 98, PAGE 694, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$48,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KAREN SCURLOCK, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of January, 2001.

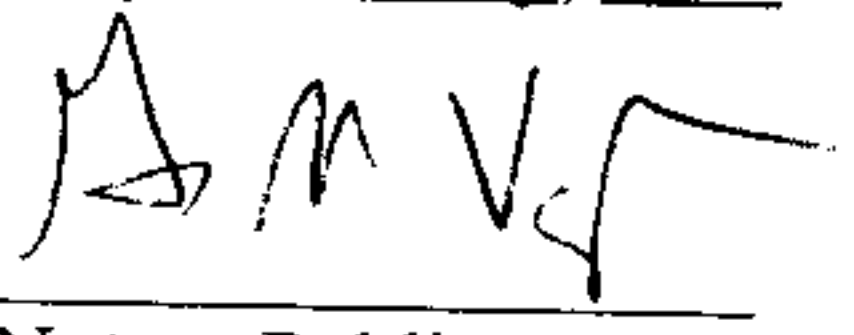

KAREN SCURLOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KAREN SCURLOCK, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of January, 2001.



Notary Public

My commission expires: 9 29 02

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