



20021227000647620 Pg 1/4 24.00  
Shelby Cnty Judge of Probate, AL

Value 12/27/2002 13:57:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Steve A. Hanna  
4914 Windwood Circle  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
  ) **KNOW ALL PERSONS BY THESE PRESENTS,**  
SHELBY COUNTY         )

For and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **HANNA FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership, by and through C. Beaty Hanna, a general partner (hereinafter referred to as the "Grantor"), in hand paid by **STEVE A. HANNA** (herein referred to as the "Grantee"), the receipt whereof is acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, 45.56% of its nine-tenths (9/10) undivided interest, being a 41% undivided interest, in and to the following described real estate, situated in Shelby County, Alabama, as described on **EXHIBIT "A,"** attached hereto and made a part hereof.

**SEE EXHIBIT "A"**

**LESS AND EXCEPT:**

1. Any part of subject property lying within the right of way of a public road; and
2. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property as a result of the exercise of such rights as recorded in Volume 201, Page 213.

**SUBJECT TO:**

1. Easement across Southwest corner and 10' easement along portion of subject property lying next to Colony Park Drive as shown on survey by Donald L. Hadden, dated March 7, 1997.

The Grantee is the current owner of a 10% undivided interest in the real estate described in Exhibit "A" and as a result of this conveyance will own a 51% undivided interest in said real estate, with Grantor owning a 49% undivided interest therein.

**TO HAVE AND TO HOLD**, to the Grantee, his successors and assigns forever.

And Grantor does, for itself and for its successors and assigns, covenant with the said Grantee, his successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances, except as noted hereinabove and current ad valorem taxes; and that it has a good and present right to sell and convey the same as aforesaid, that Grantor will, and its successors and assigns shall forever warrant and defend same to the said Grantee, his assigns and successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this the 26<sup>th</sup> day of December 2002.

WITNESS:

HANNA FAMILY PARTNERSHIP, LTD.

Debra Hutcherson

By: C. Beaty Hanna  
C. Beaty Hanna, General Partner

STATE OF ALABAMA     )  
  )  
SHELBY COUNTY         )

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that C. Beaty Hanna, whose name as general partner of HANNA FAMILY PARTNERSHIP, LTD., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, as such general partner, and with full authority, executed the same voluntarily for and as an act of said partnership, on the day the same bears date.

Given under my hand and seal this the 26<sup>th</sup> day of December 2002.

Mary B. O'Brien  
Notary Public  
My Commission Expires: 3/8/05

[SEAL]

THIS INSTRUMENT PREPARED BY:

W. S. PRITCHARD, JR.  
PRITCHARD, McCALL & JONES, L.L.C.  
800 Financial Center  
505 North 20th Street  
Birmingham, Alabama 35203  
Telephone: 205/328-9190

## EXHIBIT "A"

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 1995 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.
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.

LESS AND EXCEPT the following described parcel as described on EXHIBIT "B," attached hereto and made a part hereof.



**EXHIBIT "B"**

The South 100 feet of the following described parcel, facing Highway 280, extending of uniform width along the South boundary to the East line, being 100 feet by 423 situated in the SW 1/4 of the NE 1/4 of Section 5, Township 19 south, Range 1 West, Shelby County, Alabama, said parcel 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 and 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 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 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.

Together with a permanent easement for ingress and egress.

The above-described premises does not, nor has it ever been the homestead of the Grantor herein.