

Value \$51,000.00

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, **STEVE A. HANNA** (hereinafter referred to as the "Grantor"), in hand paid by **HANNA FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership, by and through C. Beaty Hanna, a general partner (herein referred to as the "Grantee"), the receipt whereof is acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, his one-tenth (1/10) undivided interest in and to the following described real estate, situated in Shelby County, Alabama, as described on **EXHIBIT "B,"** attached hereto and made a part hereof.

SEE EXHIBIT "B"

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.

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

And Grantor does, for himself and for his heirs, executors, personal representatives, successors and assigns, covenant with the said Grantee, its 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 his heirs, executors, personal representatives, successors and assigns shall forever warrant and defend same to the said Grantee, its assigns and successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this the 26th day of December 2002.

WITNESS:

Delma Hutcherson

Steve A. Hanna
STEVE A. HANNA

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Steve A. Hanna, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26th 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 "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.