

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Cynthia Ray Hanna, Trustee
Steven Argo Hanna Management Trust
2114 Eagle Ridge Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

STEVE A. HANNA, a married man,
whose mailing address is **2114 Eagle Ridge Drive, Birmingham, Alabama 35242**,
(hereinafter referred to as "Grantor"), in hand paid by

**CYNTHIA RAY HANNA, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE
STEVEN ARGO HANNA MANAGEMENT TRUST**,
whose mailing address is **2114 Eagle Ridge Drive, Birmingham, Alabama 35242**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the Grantor's undivided interest (being a **51% undivided interest**) (hereinafter referred to as the "Property Interest") in and to the following described real property situated in Shelby County, Alabama (having a **property address of 5485 Highway 280 East, Birmingham, Alabama 35242**, and an **Assessor's Market Value for said Property Interest of \$1,712,580.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 09 3 05 0 001 017.000), to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description of Property.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

SUBJECT TO:

1. Taxes for the current and subsequent years which are not yet due and payable.

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, in the Probate Office 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. 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.
5. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any and all recorded or unrecorded leases affecting said real property; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

TO HAVE AND TO HOLD the said Property Interest to the said Grantee, Grantee's successors and assigns, in fee simple forever.

NOTE: The real property in which the Property Interest is being herein conveyed is NOT the homestead of the Grantor or the Grantor's spouse.

NOTE: The Property Interest being conveyed hereby was acquired by the Grantor (a) by deed from Hanna Family Partnership, Ltd., dated December 26, 2002, and filed for record on December 27, 2002, in Instrument No. 20021227000647620 in the Probate Office of Shelby County, Alabama, and (b) by deed from C. Beaty Hanna dated December 30, 1993, and filed for record on January 6, 1994, in Inst. #1994-00420 in said Probate Office; less and except the Grantor's property interest in that property conveyed by the Grantor to Hanna Family Partnership, Ltd., by deed dated December 26, 2002, and filed for record on December 27, 2002, in Instrument No. 20021227000647640 in said Probate Office.

NOTE: The Property Interest being conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with, and as a part of the trust established under the terms of the Steven Argo Hanna Management Trust, entered into by Steven Argo Hanna, as Grantor, and Cynthia Ray Hanna, as Trustee, dated March 4, 2015, as amended or restated from time to time, for the benefit of the beneficiaries as provided therein.

**- Remainder of Page Intentionally Left Blank -
Signature Pages Follow -**

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 4th
day of March, 2015.

GRANTOR:



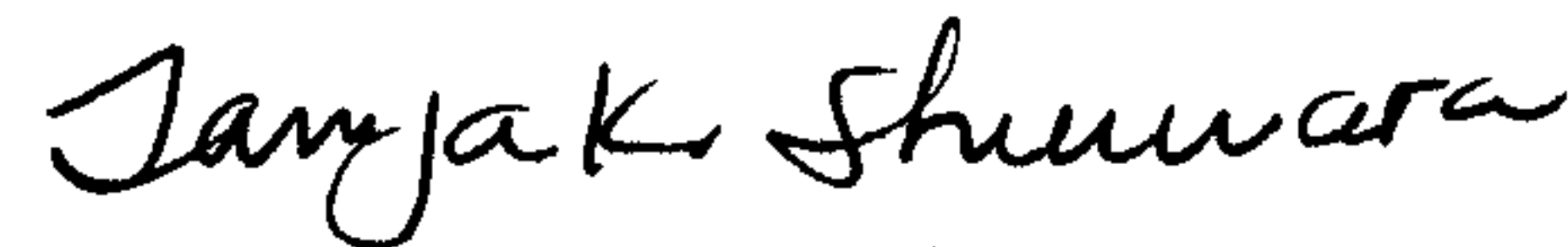
Steve A. Hanna

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Steve A. Hanna, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of March, 2015.

(SEAL)



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOVEMBER 4, 2015

This Instrument Prepared By:
Tanya K. Shunnara, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



20150505000146540 3/5 \$1739.00
Shelby Cnty Judge of Probate, AL
05/05/2015 07:58:16 AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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.

LESS AND EXCEPT:

1. Any part of subject property lying within the right of way of a public road; and
2. The following described parcel as described on Exhibit "B" attached hereto and made a part hereof.



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EXHIBIT "B"


LESS AND EXCEPT PARCEL

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.


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