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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Ginger H. Sova

(Address) 7029 Inverness Green Lane

B'ham AL 35242

This instrument was prepared by:

MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thousand and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Jerry L. Bowen, a single man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Ginger H. Sova

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

04/01/2000-17903
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JERRY L. BOWEN
115.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seised 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1
day of May 2000

(Seal)

(Seal)

(Seal)

Jerry L. Bowen (Seal)
Jerry L. Bowen

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Bowen, whose name is is signed to the foregoing conveyance 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 official seal this 1 day of May A.D. 2000

Myrtha Z. Wilkins
Notary Public

EXHIBIT "A"

PARCEL II

A tract of land situated in Section 5, Township 20 south, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 20 south, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 1325.04 feet to the Northwest corner of said 1/4 1/4 Section; thence turn an interior angle of 88°53'00" and run to the right in an Easterly direction along the North line of said 1/4 1/4 Section a distance of 133.03 feet to a point; thence turn an interior angle of 271°07'00" and run to the left in a Northerly direction a distance of 110.23 feet to a point on the Southerly right-of-way line of Shelby County Road #438; thence turn an interior angle of 65°09'00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 119.09 feet to a point; thence turn an interior angle of 163°36'45" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 398.73 feet to a point; thence turn an interior angle of 192°49'10" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 483.32 feet to a point; thence turn an interior angle of 160°7'00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 212.20 feet to a point; thence turn an interior angle of 202°25'00" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 559.64 feet to a point; thence turn an interior angle of 171°37'50" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 625.19 feet to a point; then turn an interior angle of 169°08'20" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 215.98 feet to a point; thence turn an interior angle of 203°03'10" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 87.48 feet to a point on the South line of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 1 East; thence turn an interior angle of 20°31'15" and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 1049.37 feet to the Southwest corner of said 1/4 1/4 Section; thence turn an interior angle of 179°57'30" and run to the right in a Westerly direction along the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5 a distance of 1312.04 feet to the point of beginning; containing 40.84 acres more or less.

Less and Except

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 734.98 FEET. THENCE LEFT 158°-21'-49" A DISTANCE OF 89.87 FEET; THENCE RIGHT 22°-07'-02" A DISTANCE 216.27 FEET; THENCE LEFT 10°-09'-07" A DISTANCE OF 618.59 FEET; THENCE LEFT 123°-36'-06" A DISTANCE OF 525.04 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 4.6 ACRES MORE OR LESS.

and

From the Southwest corner of the SE 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, run Eastwardly along the South line of said 1/4-1/4 a distance of 740.59 feet; thence left 90 degrees 28 minutes a distance of 346.62 feet to the point of beginning; thence continue in a straight line a distance of 210.00 feet; thence right 90 degrees 00 minutes a distance of 365.58 feet to a point on the approximate bank of a lake; thence right 76 degrees 30 minutes along the approximate bank of said lake a distance of 215.96 feet; thence right 103 degrees 30 minutes a distance of 416.0 feet to the point of beginning; also to include a 30-foot easement with the centerline described as follows;

beginning at the NE corner of said property run Westwardly along the North line of said property a distance of 106.66 feet to the point of beginning of the centerline of a 30-foot easement for ingress and egress; thence right 84 degrees 04 minutes a distance of 220.62 feet; thence right 92 degrees 35 minutes a distance of 93.80 feet to a point on the West right of way line of County Road No. 438.
According to survey of Van Marcus Peavy, RLS #16681, dated August 11, 1992.

Inst • 2000-17903

06/01/2000-17903
09:29 AM CERTIFIED
NEW YORK COUNTY JUDGE OF PROBATE
JOS. MEL 113 SC