

Send tax notice to:
Robert W. Owens, Jr.
3492 Bearden Lane
Helena, Alabama 35080

This Instrument Prepared By:
M. Allison Taylor, Esq.
Feld, Hyde, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

(Five thousands)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, OWENS PROPERTIES, L.L.C. (hereinafter referred to as "Grantor"), does grant, bargain, sell and convey unto REO PROPERTIES, LLC (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on
January 7, 2003.4

OWENS PROPERTIES, L.L.C.

By: Robert E. Owens, Jr.
ROBERT E. OWENS, JR.
ITS MEMBER

By: Linda Kathleen Owens Handley
LINDA KATHLEEN OWENS HANDLEY
ITS MEMBER

By: Larry W. Owens
LARRY W. OWENS
ITS MEMBER

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that ROBERT E. OWENS, JR., whose name is signed to the foregoing conveyance as a member of OWENS PROPERTIES, L.L.C., an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand on 01/07/04, 2003.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

My Commission Expires: 6/3/04

(NOTARY SEAL)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that LINDA KATHLEEN OWENS HANDLEY, whose name is signed to the foregoing conveyance as a member of OWENS PROPERTIES, L.L.C., an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand on 01/07/04, 2003.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

My Commission Expires: 6/3/04

(NOTARY SEAL)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that LARRY W. OWENS, whose name is signed to the foregoing conveyance as a member of OWENS PROPERTIES, L.L.C., an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand on 01 / 07 / 04, 2003.

Helen B. Rardin

Notary Public

HELEN B. RARDIN

Printed Name

My Commission Expires: 6 / 2 / 04

(NOTARY SEAL)

EXHIBIT A

Commence at the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-20S, R-3W; thence run in an easterly direction along the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for 466.90 feet; thence turn a deflection angle of $91^{\circ} 18' 30''$ to the left and run 102.73 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 40 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the left and run 32 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 231.35 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 210.69 feet; thence turn a deflection angle of $5^{\circ} 02'$ to the left and run 48.0 feet to an iron; thence turn a deflection angle of $90^{\circ} 07' 22''$ to the left and run 78.04 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 183.52 feet; thence turn a deflection angle of $76^{\circ} 27' 08''$ to the right and run 91.01 feet; thence turn a deflection angle of $90^{\circ} 06' 37''$ to the right and run 179.14 feet; thence turn a deflection angle of $90^{\circ} 12' 06''$ to the right and run 133.66 feet to the point of beginning. Said parcel is lying in the NE $\frac{1}{4}$ of Section 23, T-20S, R-3W, and contains 0.46 acre.

EASEMENT

Commence at the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-20S, R-3W; thence run in an easterly direction along the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for 466.90 feet; thence turn a deflection angle of $91^{\circ} 18' 30''$ to the left and run 102.73 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 40 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the left and run 32 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 231.35 feet; thence turn a deflection angle of $90^{\circ} 00'$ to the right and run 210.69 feet; thence turn a deflection angle of $5^{\circ} 02'$ to the left and run 48.0 feet to an iron; thence turn a deflection angle of $90^{\circ} 07' 22''$ to the left and run 78.04 feet to the point of beginning of the center line of a 30 foot wide easement; thence turn a deflection angle of $76^{\circ} 45' 51''$ to the right and run 222.42 feet; thence turn a deflection angle of $180^{\circ} 00'$ to the right and run back along the previous line for 88.76 feet; thence turn a deflection angle of $89^{\circ} 47' 54''$ to the right and run 179.14 feet to the point of ending of said easement center line. Said easement is 30 feet in width, being 15 feet each side of the above described center line.