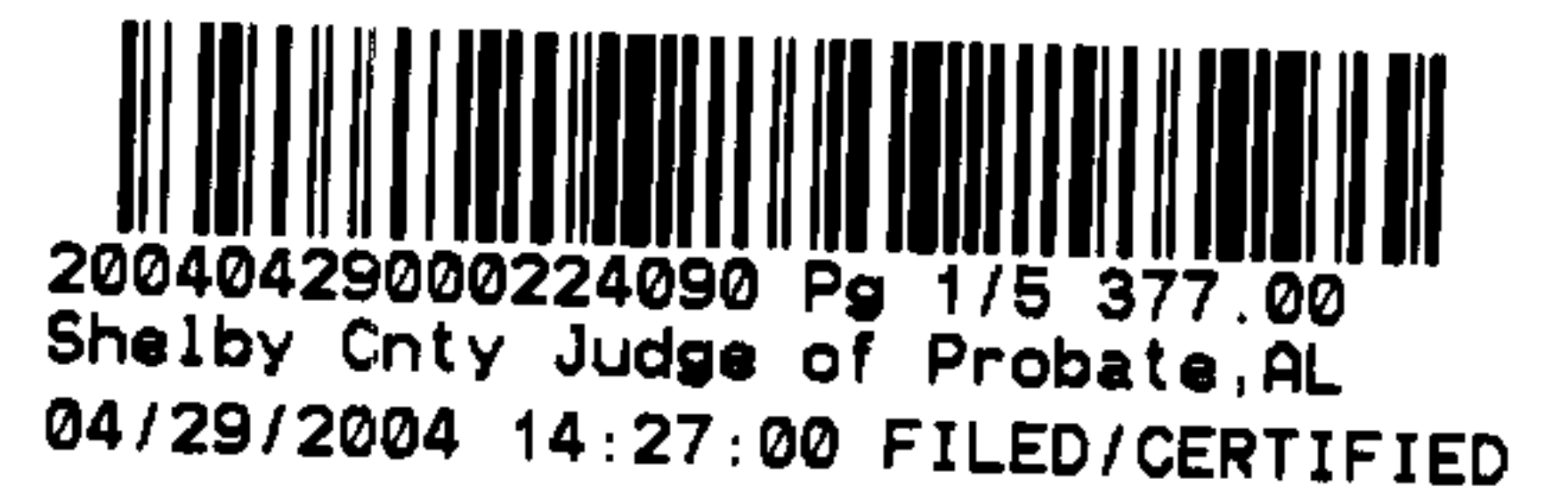


350.000

Send tax notice to:
Robert E. Owens, Jr, Operating Manager
3494 Bearden Lane
Helena, AL 35080



This Instrument Prepared By:
Leonard Wertheimer, III
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)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Kathleen O. Perkins (an unmarried person), Linda Kathleen Handley (a married person), Larry Wayne Owens (a married person), Robert E. Owens, Jr. (a married person), Denise F. Owens (a married person), and Claire N. Owens (a married person) (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Owens Properties & Holdings, LLC, an Alabama limited liability company (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 made a part hereof.

SOURCE OF TITLE: Instrument #20031103000731060

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 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.

The above property does not constitute the homestead of any of the Grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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 Grantors have hereunto set their hands and seals on April 28, 2004.

Kathleen B. Perkins
Kathleen B. Perkins

Linda Kathleen Handley
Linda Kathleen Handley

Larry Wayne Owens
Larry Wayne Owens

Robert E. Owens, Jr.
Robert E. Owens, Jr.

Denise F. Owens
Denise F. Owens

Claire N. Owens
Claire N. Owens

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Kathleen O. Perkins, an unmarried person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on April 28, 2004, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/07

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Linda Kathleen Handley, a married person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on April 28, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/07

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Larry Wayne Owens, a married person, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand on April 28, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/04

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert E. Owens, Jr., a married person, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand on April 28, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/04

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Denise F. Owens, a married person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on April 28, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/04

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Claire N. Owens, a married person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on April 20, 2004.

Helen B. Rardin
Notary Public

HELEN B. RARDIN
Printed Name

(NOTARY SEAL)

My Commission Expires: 06/02/04

EXHIBIT A

20040429000224090 Pg 5/5 377.00
Shelby Cnty Judge of Probate, AL
04/29/2004 14:27:00 FILED/CERTIFIED

Parcel 1

Commence at the Southwest Corner of the SE 1/4 of the SW 1/4, Section 2, T20S, R-3W; thence run northerly along the west boundary of said 1/4 1/4 section for 865.93 feet to a point; thence turn a deflection angle of 90° to the right and run easterly for 260.00 feet to a point; thence turn a deflection angle of 90° to the left and run 340.00 feet to a point; thence turn a deflection angle of 28° 12' 59" to the right and run northeasterly for 284.18 feet to the point of beginning of the parcel herein described; thence continue along the last described course in a northeasterly direction for 1311.85 feet to a point, said point being on the north boundary line of the South 1/2 of Section 2, T-20S, R-3W; thence turn a deflection angle of 63° 55' 18" to the right and run easterly along said north boundary of the South 1/2 of said Section 2, for 1569.91 feet to a point on the west right-of-way line of Alabama Highway 261; thence turn a deflection angle of 115° 40' 21" to the right and run southwesterly along said west right-of-way line of Alabama Highway 261 along a curve to-the left, having a radius of 3859.72 feet and a central angle of 3° 53' 42", for an arc distance of 262.38 feet; thence continue along said right-of-way and along a tangent section for 938.42 feet to a point; thence turn a deflection angle of 90° to the right and leaving said right-of-way run 280.00 feet to a point; thence turn a deflection angle of 90° to the left and run 350.00 feet to a point; thence turn a deflection angle of 90° to the right and run 260.00 feet to a point; thence turn a deflection angle of 90° to the left and run 340.00 feet to a point; thence turn a deflection angle of 90° to the right and run 1007.34 feet to the point of beginning. Said parcel of land is lying in the South 1/2 of Section 2, T-20S, R-3W, and contains 48.2 acres. Parcel subject to deeds, easements and rights-of-way of record.

Excepted from the above described parcel is a 50-foot wide easement running along its north boundary as follows: Commence at the Northwest Corner of the NE 1/4 of the SW 1/4, Section 2, T-20S, R-3W; thence run easterly along the north boundary of said 1/4 1/4 section for 1015.31 feet to the point of beginning of the easement herein described; thence continue along the last described course, being easterly along the north boundary of the South 1/2 of said Section 2 for 1569.91 feet to the point of intersection with the west right-of-way line of Alabama Highway 261; thence turn a deflection angle of 115° 40' 21" to the right and run along said right-of-way along a curve to the left, having a radius of 3859.72 feet and a central angle of 0° 49' 15", for an arc distance of 55.29 feet; thence turn a deflection angle of 65° 08' 54" to the right and leaving said right-of-way run westerly for 1570.79 feet to a point; thence turn a deflection angle of 116° 04' 42" to the right and run 55.67 feet to the point of beginning.