



20040511000245770 Pg 1/4 25.00  
Shelby Cnty Judge of Probate, AL  
05/11/2004 08:17:00 FILED/CERTIFIED

5000

**THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Felton W. Smith  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, Alabama 35201  
(205) 251-8100

**SEND TAX NOTICE TO:**

Gail J. Owen  
1011 Chelsea Rd  
Columbia, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to ALABAMA POWER COMPANY, an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by GAIL J. OWEN, hereinafter referred to as "Grantee"), the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee that certain tract or parcel of land situated in Shelby County, Alabama, more particularly identified and described on **Exhibit "A"** attached hereto and made a part hereof together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

**TO HAVE AND TO HOLD** the said Property unto Grantee, her heirs, personal representatives, successors and assigns forever subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, said Grantor, has caused this deed to be executed and delivered as of the 4th day of May, 2004.

**GRANTOR:**

**ALABAMA POWER COMPANY,**  
an Alabama corporation

By: James L. Scott  
Name: James L. Scott  
Title: Director, Corporate Real Estate

WITNESS OR ATTEST:

By: Terry Johnson  
Name: James L. Scott  
Title: Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Teresa M. Hamrick, a Notary Public in and for said County in said State, hereby certify that James L. Scott, whose name as Director, Corporate Real Estate of Alabama Power Company, an Alabama corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4th day of May, 2004.

Teresa M. Hamrick  
NOTARY PUBLIC

My Commission Expires: 08/29/2007

[NOTARY SEAL]

**EXHIBIT "A"**  
**To Statutory Warranty Deed**

**Legal Description**

A parcel of land located in the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 19 South, Range 01 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, marked by a found 1 inch open pipe; thence South 02°53'02" West a distance of 613.66 feet to a found stake & tack at the intersection of red painted lines (paint runs west and south), this point also being the Point of Beginning of the hereinafter described parcel; thence along said red painted line South 02°50'58" East a distance of 515.57 feet to a set 5/8" rebar on the north right-of-way of U.S. Highway 280; thence along said road right-of-way North 87°24'43" West a distance of 815.03 feet to a set 5/8 inch rebar; thence North 16°51'21" West a distance of 74.25 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 41°46'43" East a distance of 65.96 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 63°48'10" East a distance of 76.34 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 26°13'50" West a distance of 51.21 feet along said road right-of-way to a 5/8 inch rebar (witness monument); thence continue the same bearing a distance of 9.00 feet along said road right-of-way to a point on the centerline of Shelby County Road #440; thence in a northeasterly direction along the centerline of said road the following chord bearings and chord distances,

North 66°30'17" East a distance of 56.55 feet to a point;  
North 67°36'30" East a distance of 57.91 feet to a point;  
North 65°51'51" East a distance of 22.24 feet to a point;  
North 64°30'26" East a distance of 46.66 feet to a point;  
North 61°35'43" East a distance of 43.29 feet to a point;  
North 58°52'42" East a distance of 48.27 feet to a point;  
North 56°34'05" East a distance of 44.22 feet to a point;  
North 53°57'19" East a distance of 46.30 feet to a point;  
North 49°42'58" East a distance of 42.94 feet to a point;  
North 45°22'47" East a distance of 45.83 feet to a point;  
North 42°50'54" East a distance of 58.59 feet to

to a point; thence North 87°41'58" East a distance of 12.76 feet to a set 5/8 inch rebar (witness monument); thence continue the same bearing a distance of 62.84 feet to a found 1 inch open pipe; thence South 88°16'13" East a distance of 222.06 feet to the point of beginning. Said parcel containing 7.08 acres more or less. All bearings based on Alabama State Plane East Zone Grid North.

Less and except Shelby County Road #440 right-of-way.

Situated, lying, and being in Shelby County, Alabama.

**EXHIBIT "B"**

**To Statutory Warranty Deed**

**Permitted Title Exceptions**

1. The lien for ad valorem taxes for 2004 and subsequent years.
2. Rights of the United States, State of Alabama or other parties in and to the bed, shore and waters of any navigable waterway or body of water adjoining the Property.
3. That certain mortgage from Grantor to Chemical Bank & Trust Company (now JP Morgan Chase Bank) dated January 1942; provided however, that Grantor covenants to have the property conveyed hereby released from said mortgage within one hundred twenty (120) days.
4. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 95 page 503 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 214 page 587 in the Probate Office.