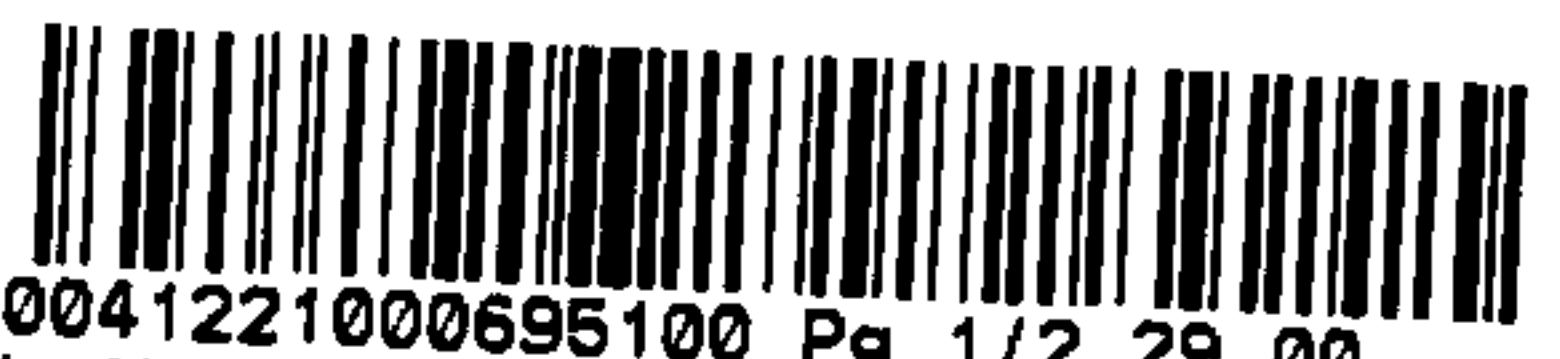


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
JEFF D. FALKNER, JR.
P.O. Box 1076
Columbiana, Alabama 35051

WARRANTY DEED


20041221000695100 Pg 1/2 29.00
Shelby Cnty Judge of Probate, AL
12/21/2004 11:01:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTEEN THOUSAND and NO/00 (\$15,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

THEO DOCIA LOWERY, A single WOMAN

grant, bargain, sell and convey unto,

JEFF D. FALKNER, JR.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.


This property constitutes no part of the household of the grantor, or of his spouse.

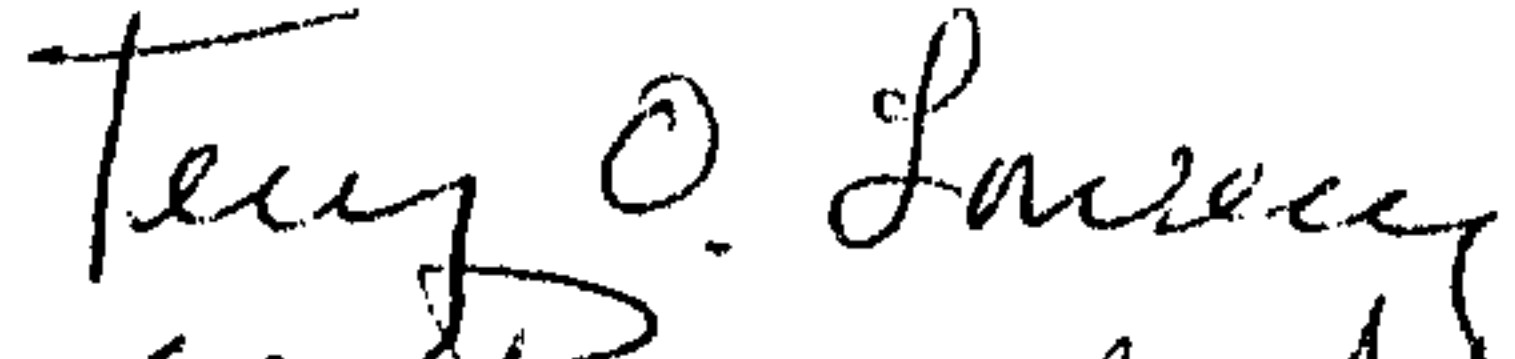
\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and I am (we are) lawfully seized 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of October, 2004



THEO DOCIA LOWERY


as Power of Attorney for above

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TERRY O'NEIL LOWERY AS ATTORNEY ^{IN FACT FOR} THEO DOCIA LOWERY whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 14 day of October, 2004.


Notary Public

My Commission Expires: 3-1-2007

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL DEED, WHICH WAS LOST
PRIOR TO RECORDING.

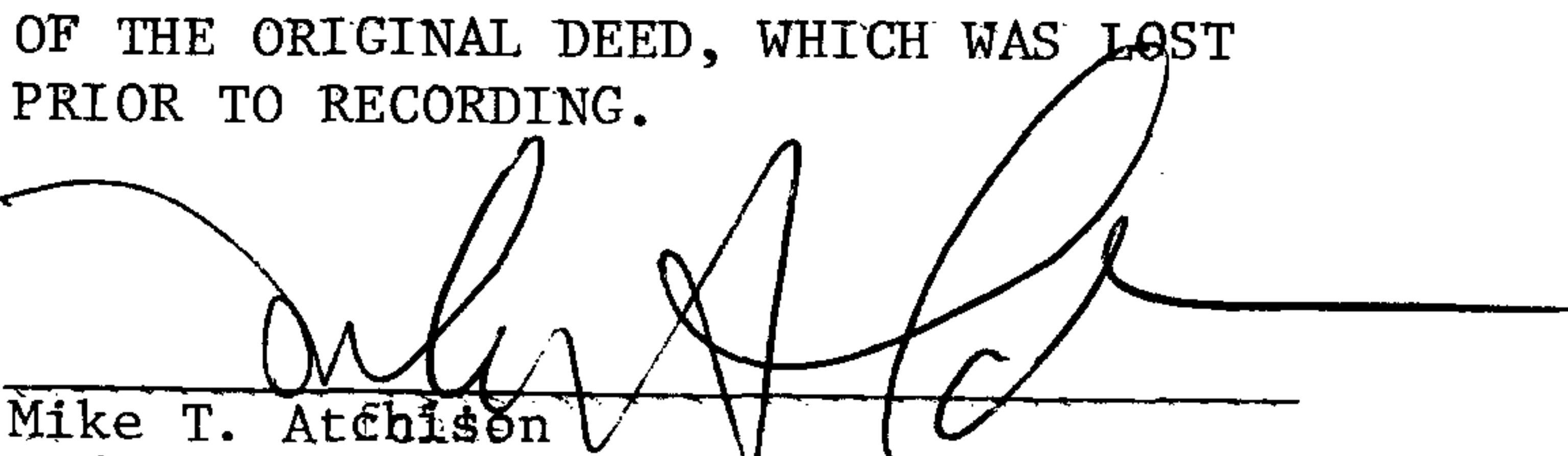

Mike T. Atchison
12/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the N 1/2 of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section, Township, and Range; thence North 88 degrees 20 minutes 07 seconds East, a distance of 1342.94 feet; thence South 01 degrees 33 minutes 53 seconds East, a distance of 193.63 feet; thence North 87 degrees 47 minutes 07 seconds East, a distance of 169.30 feet to the point of beginning; thence North 87 degrees 50 minutes 13 seconds East, a distance of 199.85 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 165.00 feet; thence South 85 degrees 55 minutes 21 seconds West, a distance of 200.21 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 171.69 feet to the point of beginning.

Together with a 60-foot construction easement over the West side of the following described tract of land:

PARCEL 2:

A parcel of land situated in the N 1/2 of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section, Township, and Range; thence North 88 degrees 20 minutes 07 seconds East, a distance of 1342.94 feet; thence South 01 degrees 33 minutes 53 seconds East, a distance of 193.63 feet; thence North 87 degrees 47 minutes 07 seconds East a distance of 169.30 feet; thence North 87 degrees 50 minutes 13 seconds East, a distance of 199.85 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 165.00 feet to the point of beginning; thence continue along the last described course, a distance of 213.90 feet to a point on the Northerly right of way line of Mooney Road, said point also being the beginning of a non-tangent curve to the left, having a radius of 6064.89 feet, a central angle of 01 degrees 03 minutes 24 seconds and subtended by a chord which bears North 89 degrees 18 minutes 20 seconds West, and a chord distance of 111.84 feet; thence along the arc of said curve and said right of way line, a distance of 111.85 feet; thence South 88 degrees 44 minutes 32 seconds West and along said right of way line, a distance of 87.89 feet; thence North 00 degrees 00 minutes 00 seconds East and leaving said right of way line, a distance of 200.24 feet; thence North 85 degrees 55 minutes 21 seconds East, a distance of 200.21 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated October 12, 2004.