205/665-5102 205/665-5076

Send Tax Notice to: <u>BFS Properties</u>, LLC (Address) \_\_\_\_\_\_

## Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

200505050000215240 1/1 Shelby Cnty Judge of Probate, AL 05/05/2005 09:54:02AM FILED/CERT

That in consideration of THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100, (\$375,000.00) --------DOLLARS, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, DERYL W. OWENS, an unmarried man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BFS PROPERTIES, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-

A parcel of land located in the NE ¼ of the SW ¼ of Section 21, Township 22 South, Range 3 West, in the City of Montevallo, Shelby County, described as follows:

Begin at the point of intersection of the Southeasterly right of way of Valley Street and the Southwesterly right of way of Wadsworth Street; thence run Southwesterly along the right of way of said Valley Street a distance of 73.89 feet; thence turn 89 deg. 04' 42" a distance of 201.93 feet to the Northwesterly right of way of Main Street (also known as Broad Street). Said point being the PC of a curve to the left having a central angle of 08 deg. 41' 25" and a radius of 538.00 feet; thence turn left 95 deg. 57' 39" to the chord of said curve and run along the arc of said curve, which is also the right of way of said Main Street a distance of 81.60 feet to the Southwesterly right of way of said Wadsworth Street; thence turn left 86 deg. 09"28"" from said chord and run Northwesterly along the right of way of said Wadsworth Street a distance of 194.79 feet to the point of beginning.

## SUBJECT TO:

wit:

- -Taxes and assessments for the year 2005, and subsequent years, which are not yet due and payable.
- -Right of way granted to Alabama Power Company by instrument recorded in Book 1993, Page 15121, in the Probate Office of Shelby County, Alabama.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$324,528.75.

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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29/k day of

STATE OF ALABAMA COUNTY OF SHELBY

Shelby County, AL 05/05/2005 State of Alabama

Deed Tax: \$50.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DERYL W. OWENS, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 29% day of \_

Notary Public

My commission expires: 8/3/