

20050815000417570 1/3 \$252.00  
Shelby Cnty Judge of Probate, AL  
08/15/2005 10:22:24AM FILED/CERT

Shelby County, AL 08/15/2005  
State of Alabama

Deed Tax: \$235.00

Send tax notice to:  
Owens Enterprises, LLC  
3500 Bearden Lane  
Helena, AL 35080

*This instrument prepared by:*  
*Charles A. J. Beavers, Jr.*  
*Bradley Arant Rose & White LLP*  
*One Federal Place*  
*1819 Fifth Avenue North*  
*Birmingham, AL 35203-2104*

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\*235

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration and the liquidation and cancellation of the membership interests of Larry Wayne Owens and Claire N. Owens in Bearden Properties, LLC, the receipt and sufficiency of which are hereby acknowledged, **BEARDEN PROPERTIES, LLC**, an Alabama limited liability company ("Grantor") does hereby, grant, bargain, sell, and convey unto **OWENS ENTERPRISES, LLC**, an Alabama limited liability company ("Grantee") the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West; thence run in an Easterly direction along the South line of the NW 1/4 of NE 1/4 for a distance of 466.90 feet; thence turn a deflection angle of 91 degrees 18 minutes 30 seconds to the left and run 102.73 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 40 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 32 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 231.35 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 210.69 feet; thence turn a deflection angle of 5 degrees 02 minutes to the left and run 48.0 feet to an iron; thence turn a deflection angle of 90 degrees 07 minutes 22 seconds 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 degrees 27 minutes 08 seconds to the right and run 91.01 feet; thence turn a deflection angle of 90 degrees 06 minutes 37 sections to the right and run 179.14 feet; thence turn a deflection angle of 90 degrees 12 minutes 06 seconds to the right and run 133.66 feet to the point of beginning. Said parcel is lying in the NE 1/4 of Section 23, Township 20 South, Range 3 West; being situated in Shelby County, Alabama.



## EASEMENT

Commence at the SW corner of the NW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West; thence run in an Easterly direction along the South line of the NW 1/4 of NE 1/4 for a distance of 466.90 feet; thence turn a deflection angle of 91 degrees 18 minutes 30 sections to the left and run 102.73 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 40 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 32 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 231.35 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 210.69 feet; thence turn a deflection angle of 5 degrees 02 minutes to the left and run 48.0 feet to an iron; thence turn a deflection angle of 90 degrees 07 minutes 22 seconds 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 degrees 45 minutes 51 seconds to the right and run 222.42 feet; thence turn a deflection angle of 180 degrees 00 minutes to the right and run back along the previous line for 88.76 feet; thence turn a deflection angle of 89 degrees 47 minutes 54 seconds 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; being situated in Shelby County, Alabama.


This Deed is executed as required by the Articles of Organization and Operating Agreement of Grantor, and same have not been modified or amended.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2005 tax year and thereafter
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 179, page 363, in the Probate Office of Shelby County
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 135, page 400, in said Probate Office
4. Easement to City of Pelham as shown by instrument recorded in Instrument #1994-10460 in said Probate Office
5. Rights of others to the easement set out in deeds recorded as Instrument #20040122000038060, Instrument #20040122000038070, and Instrument #20040122000038050 in said Probate Office

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for and on its behalf as of the 11<sup>th</sup> day of August, 2005.


BEARDEN PROPERTIES, LLC

By   
Robert E. Owens, Jr.  
Its Manager

STATE OF ALABAMA     )  
                                  :  
JEFFERSONCOUNTY    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert E. Owens, Jr., whose name as Manager of Bearden Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 11<sup>th</sup> day of August, 2005.

  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 16, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[NOTARIAL SEAL]

My commission expires.