THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA
)

GRANTEE'S ADDRESS: Katharine J. Boon 401 Copper Road Columbiana, Alabama 35051

GENERAL WARRANTY DEED

COUNTY OF SHELBY

Shell

20051205000627990 1/2 \$27.50 Shelby Cnty Judge of Probate, AL 12/05/2005 01:20:27PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Four Thousand Nine Hundred and 00/100 (\$134,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John H. Owens, III and Alla Owens, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Katharine J. Boon, a single individual,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$121,410.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2nd day of December, 2005.

John H. Owens, III

Alla Owens

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John H. Owens, III and Alla Owens, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

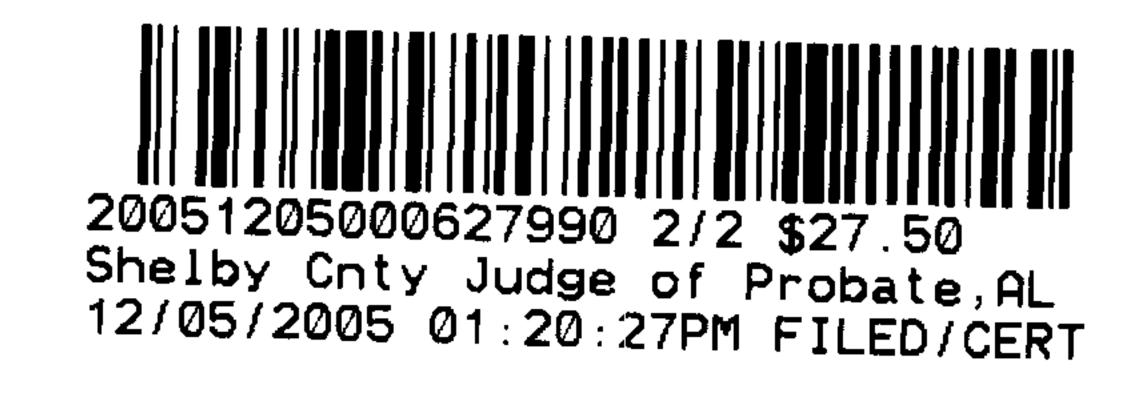


EXHIBIT A

PARCEL A

A PARCEL OF LAND IN THE NORTHEAS'S QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29. TOWNSHIP 21 SOUTH, RANGE I EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO DANIEL AND SANDRA WILLIAMS, RECORDED IN DEED BOOK 357 AT PAGE 610, OF THE REAL PROFERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29:

THENCE N 88'52'32" W. ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 335.28 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502", ON THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SIXTEENTH SECTION, AND THE POINT OF BECINNING;

THENCE, CONTINUING ALONG THE SAME LINE, A DISTANCE OF 336.28 FEET 10 A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0902", ON THE NORTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SIXTEENTH SECTION:

THENCE S 00'01'14" W, ALONG THE WEST LINE OF THE EAST HALF SAID SIXTEENTH SECTION, A DISTANCE OF 1345.40 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502". ON THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SIXTEENTH SECTION;

THENCE IN 89'55'42" E. ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 335.38 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502". ON THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SIXTEENTH SECTION;

THENCE N 007332" E. A DISTANCE OF 777.75 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502":

THENCE N 89"24"12" W, A DISTANCE OF 155.00 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502":

THENCE N 00'03'32" E. A DISTANCE OF 280.00 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0502":

THENCE S 89"24"12" E, A DISTANCE OF 155.00 FEET TO A 1/2" REBAR SET. WITH A CAP STAMPED "S. WHEELER CA 0502";

THENCE N 00'03'32" E, A DISTANCE OF 288.49 FEET TO THE POINT OF BEGINNING, THE HEREIN DESCRIBED PARCEL CONTAINS 9.37 ACRES OF LAND.

Together with the right to use the access easements as set out in Deed Book 327, page 218 and in Deed Book 357, page 610, which provides access to and for County Road 61.