



20060306000104670 1/4 \$70.00
Shelby Cnty Judge of Probate, AL
03/06/2006 02:37:42PM FILED/CERT

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

Alabama Power Company
P. O. Box 2641
Birmingham, Alabama 35291

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 GAIL J. OWEN , (hereinafter referred to as "Grantor"), in hand paid by ALABAMA POWER COMPANY, an Alabama corporation (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 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, its 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 6th day of MARCH, 2006.

GRANTOR:



Gail J. Owen.

STATE OF ALABAMA

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COUNTY OF Shelby

I, William J. Johnson, a Notary Public in and for said County in said State, hereby certify that Gail J. Owen, whose name 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, she executed the same voluntarily.

Given under my hand and official seal this the 6th day of MARCH, 2006.

William J. Johnson
NOTARY PUBLIC

My Commission Expires: 9-2-09

[NOTARY SEAL]

EXHIBIT "A"

To Statutory Warranty Deed

Legal Description

A parcel of land located in a portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 20 South, Range 02 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 24, marked by a 2" open pipe with a 3/4 inch open pipe inside, said point being the Point of Beginning of the hereinafter described parcel; thence along the north line of said 1/4, 1/4 section a bearing of South 87°00'51" East a distance of 637.46 feet to a set 1-1/2 inch capped pipe; thence South 00°00'01" West a distance of 701.10 feet to a set 1-1/2 inch capped pipe; thence North 87°00'49" West a distance of 646.97 feet to a point on the west line of said 1/4, 1/4 section, marked by a set 1-1/2 inch capped pipe; thence North 00°46'37" East a distance of 700.66 feet along the west line of said 1/4, 1/4 section to the point of beginning. Said parcel containing 10.32 acres, more or less.

Parcel containing a portion of an existing 100 foot wide Alabama Power Company transmission line right-of-way.

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

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EXHIBIT "B"
To Statutory Warranty Deed

Permitted Title Exceptions

Shelby County, AL 03/06/2006
State of Alabama

Deed Tax: \$50.00

1. The lien for ad valorem taxes for 2006 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. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 139 page 234 in the Probate Office.