

45010



20060306000104680 1/4 \$20.50
Shelby Cnty Judge of Probate, AL
03/06/2006 02:37:43PM 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

SEND TAX NOTICE TO:

Gail J. Owen
1011 Chelsea Rd
Columbiana, AL
35051

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 ALABAMA POWER COMPANY, an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by GAIL J. OWEN (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 identified and 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, her heirs, personal representatives, 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 7th day of MARCH, 2006.

GRANTOR:

ALABAMA POWER COMPANY,
an Alabama corporation

By: James L. Scott
Name: James L. Scott
Title: CRE Director



20060306000104680 2/4 \$20.50
Shelby Cnty Judge of Probate, AL
03/06/2006 02:37:43PM FILED/CERT

WITNESS OR ATTEST:

By: [Signature]
Name: M. Jeffrey Johnson
Title: IT'S Admin

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Teresa M. Hamrick, a Notary Public in and for said County in said State, hereby certify that James L. Scott, whose name as CRE Director of Alabama Power Company, an Alabama corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of March, 2006.

Teresa M. Hamrick
NOTARY PUBLIC

My Commission Expires: 8/29/2007

[NOTARY SEAL]

EXHIBIT "A"


20060306000104680 3/4 \$20.50
Shelby Cnty Judge of Probate, AL
03/06/2006 02:37:43PM FILED/CERT

To Statutory Warranty Deed

Legal Description

Lot #1 of South Oak Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36, Page 77. Said lot being located in the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 19 South, Range 01 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, marked by a found 1 inch open pipe; thence South 02°53'02" West a distance of 613.66 feet to a found stake & tack at the intersection of red painted lines (paint runs west and south); thence along said red painted line South 02°50'58" East a distance of 515.57 feet to a set 5/8" rebar on the north right-of-way of U.S. Highway 280; thence continuing along said right-of-way North 87°24'43" West a distance of 815.03 feet to a set 5/8 inch rebar; thence North 87°21'02" West a distance of 359.61 feet to a point on the north right-of-way of said highway, marked by a found 6 inch by 6 inch concrete right-of-way marker, this point also being the Point of Beginning of the hereinafter described lot; thence continuing along said right-of-way a bearing of North 87°22'21" West a distance of 99.92 feet to a set 5/8 inch rebar; thence North 01°20'19" West a distance of 305.43 feet to a set 5/8 inch rebar; thence North 88°28'38" East a distance of 809.42 feet to a set railroad spike at the centerline of Shelby County Road #440; thence in a southwesterly direction along the centerline of said road the following chord bearings and chord distances:

South 56°34'05" West a distance of 37.69 feet to a point;
South 58°52'42" West a distance of 48.27 feet to a point;
South 61°35'43" West a distance of 43.29 feet to a point;
South 64°30'26" West a distance of 46.66 feet to a point;
South 65°51'51" West a distance of 22.24 feet to a point;
South 67°36'30" West a distance of 57.91 feet to a point;
South 66°30'17" West a distance of 56.55 feet

to a point; thence North 26°13'50" West a distance of 59.77 feet to a found 6 inch by 6 inch concrete right-of-way marker; thence South 63°46'01" West a distance of 76.38 feet to a found 6 inch by 6 inch concrete right-of-way marker; thence South 57°16'16" West a distance of 390.62 feet to the point of beginning. Said lot containing 3.01 acres more or less. All bearings based on Alabama State Plane West Zone Grid North.

Less and except Shelby County Road #440 right-of-way.

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


20060306000104680 4/4 \$20.50
Shelby Cnty Judge of Probate, AL
03/06/2006 02:37:43PM FILED/CERT

EXHIBIT "B"

To Statutory Warranty Deed

Permitted Title Exceptions

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

Deed Tax: \$.50

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. That certain mortgage from Grantor to Chemical Bank & Trust Company (now JP Morgan Chase Bank) dated January 1941; provided, however, that Grantor covenants to have the Property conveyed hereby released from said mortgage within one hundred twenty (120) days.
4. Right of Way granted to Shelby County by instrument recorded in Deed 95 page 503 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 214 page 587 in the Probate Office.