

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:

Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

L & C Properties, LLC  
3500 Bearden Lane  
Helena, AL 35080

WARRANTY DEED

20070822000395790 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/22/2007 10:43:28AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, OWENS ENTERPRISES, LLC, a Limited Liability Company, grant, bargain, sell and convey unto, L & C PROPERTIES, LLC, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*The N½ of Lot 2, in Block 3 and also Lot 3, in Block 3, of Nickerson & Scott Survey, which is a subdivision of a part of the E½ of the SE¼ Section 35, and a part of NW¼ of the SW¼ of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in the Probate Office of Shelby County, Alabama.*

*Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Office of Shelby County, Alabama, that abuts Lot 3 in Block 3, and the N½ of Lot 2 in Block 3, of said Nickerson & Scott Survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in said Probate Records.*

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2007.

OWENS ENTERPRISES, LLC

*Larry W Owens*

By: LARRY W. OWENS,  
As its Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 08/22/2007  
State of Alabama

Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY W. OWENS, as Managing Member of OWENS ENTERPRISES, LLC, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of August, 2007.

*Shelby County*

Notary Public

My Commission Expires: 01/10/08