


Send Tax Notice To:
Bowman Properties, LLC
420 Shoshone Drive
Montevallo, Alabama 35115

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Alabaster, AL 35007


20071009000471410 1/3 \$61.50
Shelby Cnty Judge of Probate, AL
10/09/2007 04:19:59PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED SEVENTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$178,000.00) paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE BRYANT GROUP, L.L.C., an Alabama limited liability company** (herein referred to as Grantor), does grant, bargain, sell and convey unto **BOWMAN PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

\$133,500.00 OF THE ABOVE CONSIDERATION WAS DERIVED FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years, not yet due and payable;
2. Matters such as, but not limited to, easements, restrictions, and right of ways of record;
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 165, Page 136 in the Probate Office of Shelby County, Alabama;
4. Rights reserved by Eugene Shaw and Minnie Shaw on deed recorded in Deed Book 260, Page 733 and a portion conveyed in Real Volume 115, Page 464.
5. Easement as recorded in Deed Book 321, Page 859.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the

Shelby County, AL 10/09/2007
State of Alabama

Deed Tax: \$44.50

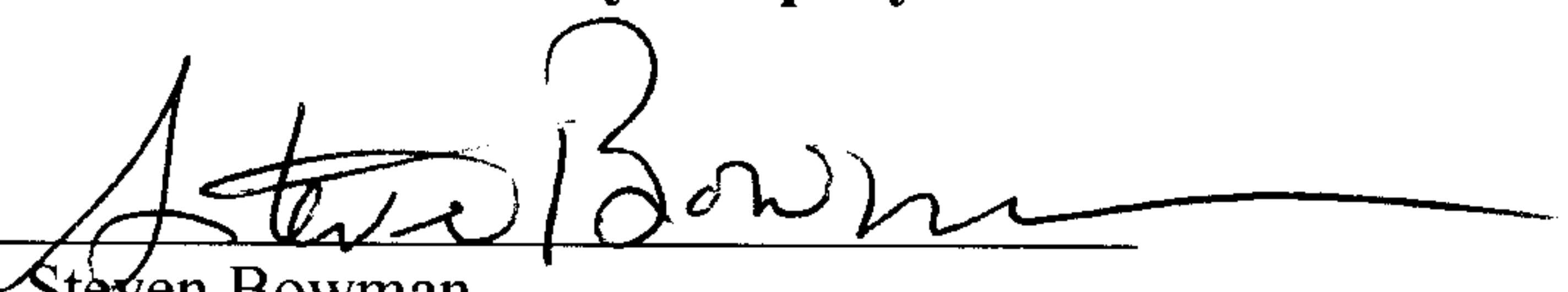
- exercise of such rights;
7. Any and all matters of record; and
 8. All matters that would be revealed by a current and accurate physical survey of the subject property.

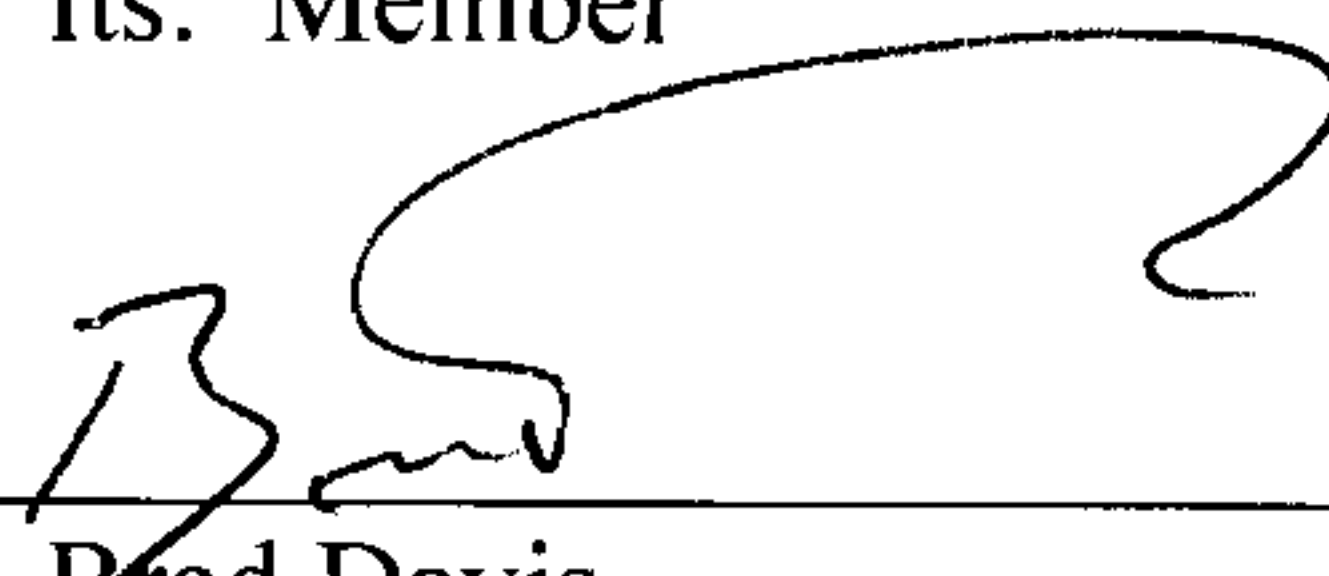
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

14th IN WITNESS WHEREOF, the undersigned said Grantors, have executed this conveyance on this the day of September, 2007.

THE BRYANT GROUP, L.L.C.,
an Alabama limited liability company

By: 
Steven Bowman
Its: Member

By: 
Brad Davis
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEVE BOWMAN and BRAD DAVIS, whose name as Members of THE BRYANT GROUP, L.L.C, an Alabama limited liability company, 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 conveyance, they, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2007.

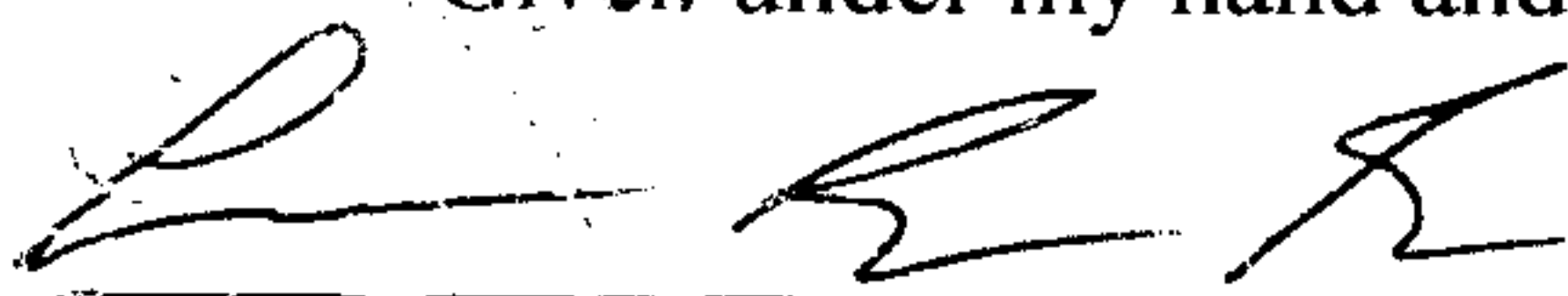

NOTARY PUBLIC
My commission expires: 5-13-2008

Exhibit A

20071009000471410 3/3 \$61.50
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Issuing Office File No.: T-76911

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 01 West, Shelby County, Alabama; and run thence North 00 degrees 21 minutes 47 seconds West along the West line of said Quarter-Quarter, a distance of 105.24 feet to a corner on the Southerly margin of a unnamed public dirt road; thence run along the Southerly margin of said dirt road following eight calls:

South 35 degrees 19 minutes 48 seconds East for a distance of 22.99 feet; South 56 degrees 38 minutes 11 seconds East for a distance of 96.04 feet; North 87 degrees 09 minutes 20 seconds East for a distance of 70.74 feet; thence North 88 degrees 21 minutes 20 seconds East for a distance of 66.20 feet; North 89 degrees 41 minutes 58 seconds East for a distance of 55.01 feet; South 89 degrees 07 minutes 56 seconds East for a distance of 110.69 feet; South 85 degrees 59 minutes 20 seconds East for a distance of 42.68 feet; thence South 85 degrees 59 minutes 20 seconds East for a distance of 67.80 feet; South 89 degrees 14 minutes 29 seconds East for a distance of 349.71 feet; North 87 degrees 00 minutes 03 seconds East for a distance of 48.75 feet; North 84 degrees 51 minutes 25 seconds East for a distance of 90.82 feet; South 88 degrees 44 minutes 38 seconds East for a distance of 109.13 feet; North 84 degrees 38 minutes 27 seconds East for a distance of 51.31 feet; thence South 75 degrees 14 minutes 45 seconds East for a distance of 75.75 feet; South 68 degrees 18 minutes 57 seconds East for a distance of 23.03 feet to a steel corner; thence run South 88 degrees 35 minutes 49 seconds West a distance of 372.59 feet to a steel corner; thence South 02 degrees 54 minutes 34 seconds East a distance of 464.73 feet to a corner; thence run South 00 degrees 10 minutes 45 seconds West a distance of 862.59 feet to a steel corner; thence run South 89 degrees 14 minutes 12 seconds West a distance of 438.47 feet to a steel corner; thence run North 00 degrees 53 minutes 47 seconds West a distance of 1,364.75 feet to the point of beginning.

