

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
Conrad Fowler, Attorney  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:

Jowers Junction, L.L.C.  
3505 Highway 11  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/00 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, JESSE E. JOWERS, SR., and wife, HILDA W. JOWERS, (herein referred to as grantor, whether one or more) does by these presents grant, bargain, sell and convey unto, JOWERS JUNCTION, L.L.C., (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2008 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, its successors and/or assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, its successors and/or 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, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21<sup>st</sup> day of December, 2007.

Shelby County, AL 12/21/2007  
State of Alabama  
Deed Tax: \$524.00

Jesse E. Jowers, Sr.  
Jesse E. Jowers, Sr.

Hilda W. Jowers  
Hilda W. Jowers

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jesse E. Jowers, Sr. and wife, Hilda W. Jowers, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of December, 2007.

My Commission Expires: 1-4-09

Jamie E. Calver  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 deg. 36 min. 35 sec. East, a distance of 702.27 feet; thence South 31 deg. 10 min. 15 sec. East, a distance of 545.68 feet to the Northwesterly right-of-way of Shelby County Highway 11; thence South 37 deg. 38 min. 52 sec. West along said right-of-way, a distance of 647.02 feet; thence South 49 deg. 44 min. 14 sec. West along said right-of-way, a distance of 112.47 feet; thence South 50 deg. 58 min. 53 sec. West along said right-of-way, a distance of 161.43 feet to the intersection said Highway 11 right-of-way and the Northeasterly right-of-way of Shelby County Highway 52; thence North 60 deg. 17 min. 06 sec. West along said Highway 52 right-of-way and leaving said Highway 11 right-of-way, a distance of 193.96 feet; thence North 72 deg. 21 min. 39 sec. West along said right-of-way, a distance of 218.67 feet; thence North 00 deg. 04 min. 54 sec. West and leaving said right-of-way, a distance of 986.33 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

*Jesse E. Jowers, Sr.*

*Hilda W. Jowers*