

\$ 60,000 OF THE Purchase Price was Paid from the Proceeds of a Mortgage loan Filed Simultaneously Herein.

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 275
Chelsea Al 35043

WARRANTY DEED

20080429000173670 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
04/29/2008 09:42:01AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SEVENTY FIVE THOUSAND AND NO/100 Dollars, (\$75,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES E. BRECKENRIDGE AND JOYCE P. BRECKENRIDGE , HUSBAND AND WIFE**, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JASON BRECK BOWEN**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

- 1. Taxes due October 1, 2008.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 25TH day of APRIL, 2008.

James E. Breckenridge
JAMES E. BRECKENRIDGE

Shelby County, AL 04/29/2008
State of Alabama
Deed Tax: \$15.00

Joyce P. Breckenridge
JOYCE P. BRECKENRIDGE

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public, for the State at Large, hereby certify that **JAMES E. BRECKENRIDGE AND JOYCE P. BRECKENRIDGE, HUSBAND AND WIFE**, whose names are signed to the foregoing Warranty Deed, and who are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 25TH day of APRIL, 2008.

[Signature]

Notary Public: Douglas H. Scofield
My Commission Expires: 10-07-2010

(Seal)

In consideration of check #s 33569 & 33570

EXHIBIT A

TRACT I:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE NORTH 2 DEGREES 30 MINUTES WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION, 543.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE 382.38 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY #55; THENCE SOUTH 49 DEGREES 50 MINUTES EAST ALONG SAID RIGHT OF WAY 98.90 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES WEST ALONG SAID RIGHT OF WAY 239.52 FEET; THENCE SOUTH 41 DEGREES 42 MINUTES EAST 263.27 FEET TO THE CENTERLINE OF A PIPE LINE RIGHT OF WAY; THENCE NORTH 68 DEGREES 10 MINUTES EAST ALONG THE CENTERLINE OF PIPE LINE RIGHT OF WAY 103.10 FEET TO THE POINT OF BEGINNING.

TRACT II:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THEN NORTH 2 DEGREES 30 MINUTES WEST ALONG THE EAST LINE OF SAME 543.78 FEET; THENCE SOUTH 68 DEGREES 34 MINUTES WEST ALONG THE CENTERLINE OF A PIPE LINE 103.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE 229.23 FEET; THENCE NORTH 86 DEGREES 58 MINUTES WEST ALONG SAID PIPE LINE 245.30 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY #55; THENCE NORTH 45 DEGREES 49 MINUTES EAST ALONG SAID RIGHT OF WAY 259.02 FEET; THEN NORTH 48 DEGREES 18 MINUTES EAST ALONG SAID RIGHT OF WAY 130.68 FEET; THENCE SOUTH 41 DEGREES 42 MINUTES EAST 263.27 FEET TO THE POINT OF BEGINNING.

ACCORDING TO THE SURVEY OF P. W. MEADE REG # 9124, MADE ON THE 7TH DAY OF OCTOBER 1987.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS OF WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 9060 HWY 55; HARPERSVILLE, AL 35078 TAX MAP OR PARCEL ID NO.: 08-8-28-0-000-004.002

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

