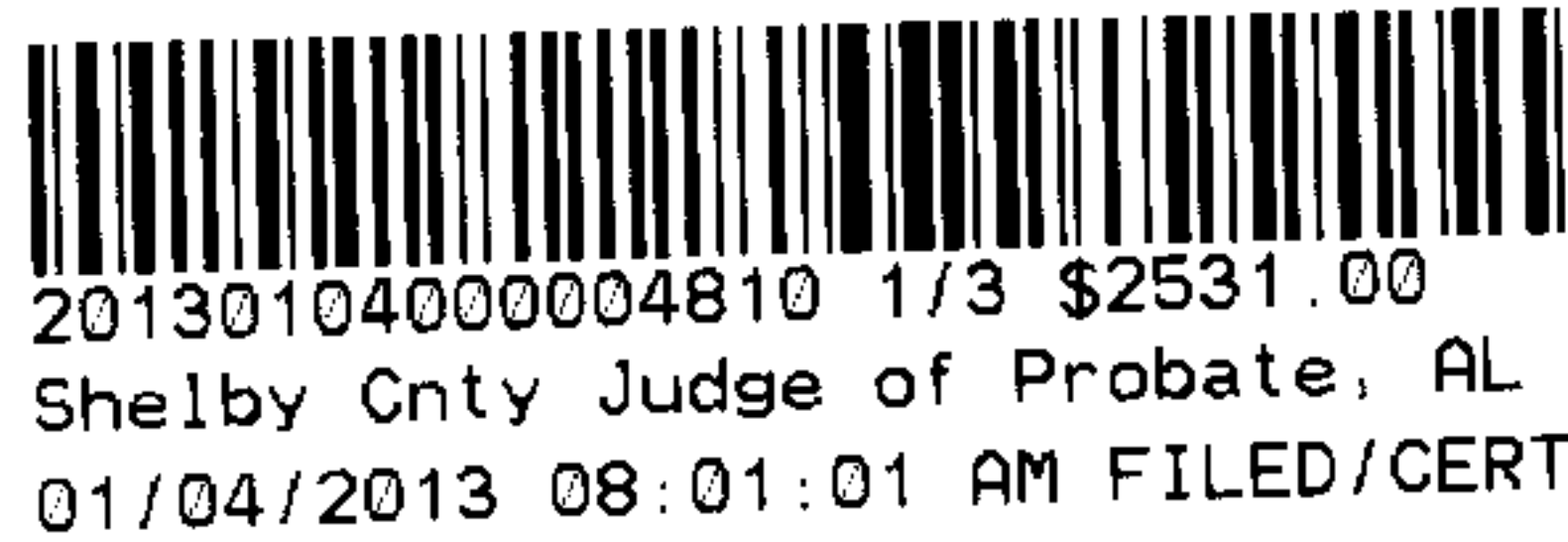


**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**



Send Tax Notice to:
Bowden Properties I, LLC
1307 Logan Lane
Sylacauga, Alabama 35150

STATE OF ALABAMA)
)
SHELBY COUNTY)

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$2513.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

WESLEY L. BOWDEN, JR. and wife, NORA M. BOWDEN
also known as NORA BOWDEN,
whose mailing address is 1307 Logan Lane, Sylacauga, Alabama 35150

(hereinafter referred to collectively as "Grantors"), in hand paid by

BOWDEN PROPERTIES I, LLC, an Alabama limited liability company,
whose mailing address is 1307 Logan Lane, Sylacauga, Alabama 35150

(hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee the following described real estate situated in Shelby County, Alabama (**having an aggregate Assessor's Market Value of \$2,512,890.00 - See Exhibit "A"**), to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS
AND PROPERTY VALUES**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:


1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under any of said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting any of said real property, if any;

and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the real property conveyed herein.

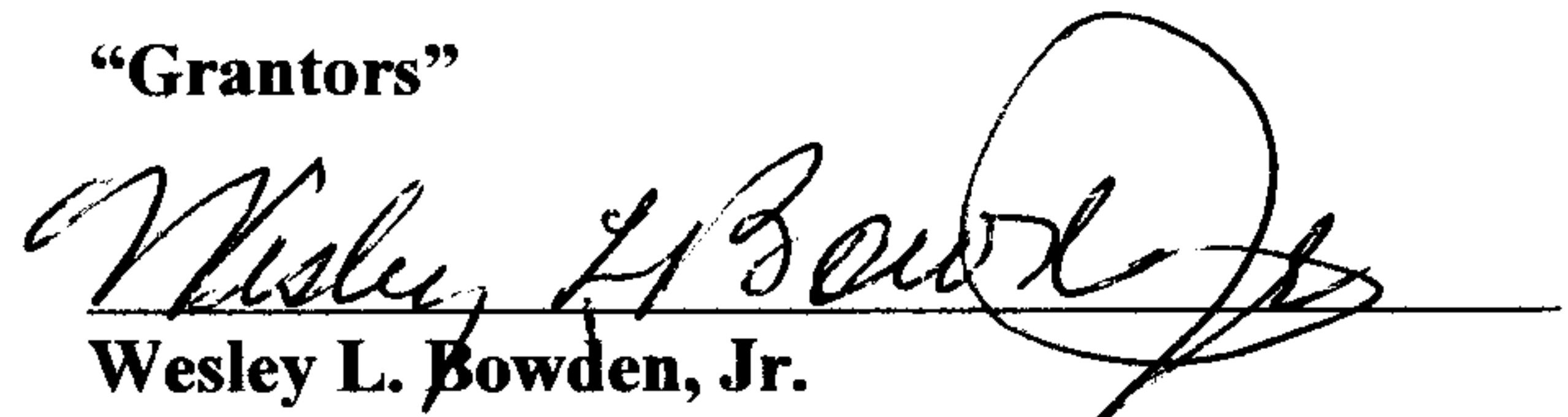
NOTE: The property herein conveyed is NOT a part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee, in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 28 day of December, 2012.


20130104000004810 2/3 \$2531.00
Shelby Cnty Judge of Probate, AL
01/04/2013 08:01:01 AM FILED/CERT

"Grantors"


Wesley L. Bowden, Jr.



Nora M. Bowden a/k/a Nora Bowden

STATE OF ALABAMA)
 :
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Wesley L. Bowden, Jr. and wife, Nora M. Bowden a/k/a Nora Bowden, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 28 day of December, 2012.

[NOTARIAL SEAL]


Notary Public
My Commission Expires 9/21/15

This document prepared by:
Elizabeth H. Hutchins, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

EXHIBIT "A"

TRACT 1:

The following described real property having an Assessor's Market Value of **\$1,752,710.00**, as can be verified by the records of the Shelby County, Alabama Revenue Commissioner (Parcel No. 09 8 27 0 001 017.003), and having a property address of **16937 U.S. Highway 280, Chelsea, Alabama 35043:**

Lot 2, according to the survey of The Shoppes at the Corners, Phase 2, as recorded in Map Book 26, page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


(Source of Title: Inst. #2000-01037)

TRACT 2:

The following described real property having an Assessor's Market Value of **\$760,180.00**, as can be verified by the records of the Shelby County, Alabama Revenue Commissioner (Parcel No. 07 8 28 4 001 045.000), and having a property address of **5275 U.S. Highway 280, Harpersville, Alabama 35078:**

From the true Southwest corner of the Southwest 1/4 of Southeast 1/4 of Section 28, Township 19 South, Range 2 East, run thence East along the true South boundary of said Southwest 1/4 of Southeast 1/4 a distance of 582.97 feet; thence turn 72°06'48" left and run 135.73 feet to a point on the North Boundary of Kymulga Ferry Road, being the Southeast corner of the McDaniel Investment, Inc. lot as described in 1993-32023, being the point of beginning of herein described lot; thence continue along said course and along the East line of the McDaniel Investment, Inc. lot a distance of 265.18 feet to an iron pin on the South boundary of U.S. Highway 280 (120 foot right-of-way); thence turn 99°09' right and run a chord distance of 256.71 feet to a concrete monument on said Highway boundary; thence turn 75°58'30" right and run 133.95 feet along a right-of-way flair-back to a concrete monument on the North boundary of Kymulga Ferry Road; thence turn 78°11'15" right and run 100.10 feet along said road boundary to a concrete monument; thence turn 90°17'50" left and run 10.0 feet to a concrete monument on said road boundary; thence turn 89°58'20" right and run 179.73 feet along said road boundary to the point of beginning herein described lot. Mineral and mining rights excepted.

(Source of Title: Inst. #1999-49560)


20130104000004810 3/3 \$2531.00
Shelby Cnty Judge of Probate, AL
01/04/2013 08:01:01 AM FILED/CERT