

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
 }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two thousand fifty and no/100 Dollars and a mortgage in the amount of \$18,410.00 recorded simultaneously herewith to the undersigned grantor, BLUE CREEK WOOD PRODUCTS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JULIO B. BONILLA and wife DORA BONILLA (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

A parcel of land in the South 1/2 of the Southwest 1/4, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

From the SW corner of the SE 1/4-SW 1/4, Section 18, as beginning point, run along the South 1/4-1/4 line (an orange painted line) South 88 degrees 03 minutes 42 seconds East 1317.3 feet; thence run North 00 degrees 02 minutes 03 seconds West 701.3 feet to a point on the southerly margin of a county gravel road; thence run a chord bearing and distance along said road margin North 75 degrees 31 minutes 43 seconds West for 48 feet; thence continue along said road margin a chord bearing and distance South 47 degrees 11 minutes 23 seconds West 491.34 feet; thence continue along said road margin a chord bearing and distance South 49 degrees 54 minutes 30 seconds West 293.21 feet; thence continue along said road margin a chord bearing and distance South 89 degrees 13 minutes 10 seconds West 249 feet; thence continue along said road margin North 41 degrees 13 minutes 13 seconds West (a chord bearing and distance) 342.1 feet; thence continue along said road margin a chord bearing and distance North 43 degrees 21 minutes 11 seconds West 269.31 feet; thence continue along said road margin a chord bearing and distance North 82 degrees 12 minutes 31 seconds West 128.27 feet to an iron pipe marking the NE corner of Lot 5, Chelsea South Estates Subdivision, as per Map Book 8, Page 14, Probate Office, Shelby County, Alabama; run thence along the East line of said Lot South 01 degrees 04 minutes 40 seconds West 612.23 feet to an iron road marking the SE corner of said lot; thence run along the south line of the SW1/4-SW1/4, South 89 degrees 28 minutes 43 seconds East 113.0 feet, back to the beginning point.

LESS AND EXCEPT: 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 exercise of such rights.

SUBJECT TO: Transmission line permit to Alabama Power Company in Deed Book 112, Page 464; and Deed Book 142, Page 247, and Deed Book 102, Page 84.

SUBJECT TO: Right of way to Shelby County, by instrument recorded in deed Book 207, Page 52.

SUBJECT TO: Terms and conditions of those lease agreements recorded in Deed Book 343, Page 363; and Deed Book 338, Page 681.

The Peoples Bank

OF CENTREVILLE
FLOOR 7
CENTREVILLE, ALABAMA 35042

SUBJECT TO all restrictions, reservations easements and right of ways of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President Tommy G. Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June 1985.

BLUE CREEK WOOD PRODUCTS, INC.

ATTEST:

A. Glenn Weaver

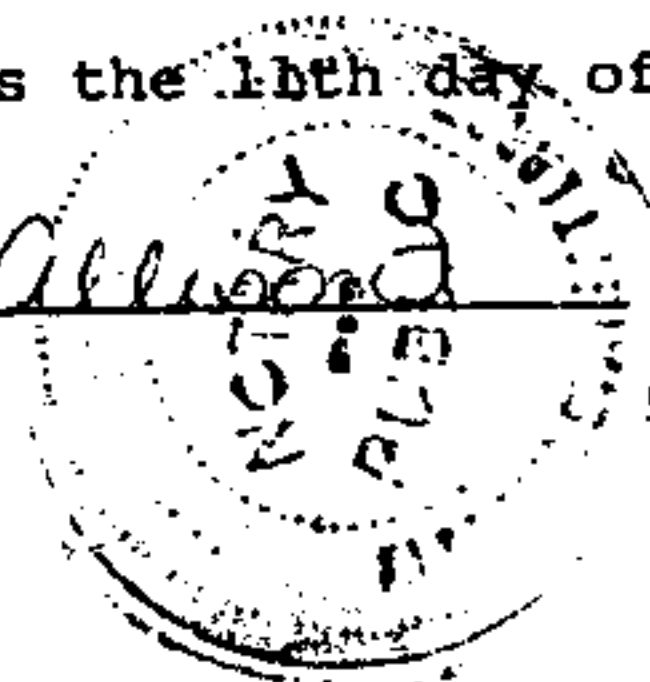
Tommy G. Weaver
Tommy G. Weaver, Vice President

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tommy G. Weaver whose name as Vice President of BLUE CREEK WOOD PRODUCTS, INC., a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of June, 1985.

Nancy Carol Allison
Notary Public



THIS INSTRUMENT PREPARED BY:
N. Allison
412 4th Avenue, Bessemer, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JUN 17 PM 5:16

Thomas A. Henderson, Jr.
JUDGE OF TOLLEGE

Re May - 2 50
Rec. 5 00
Ad. 1 00
8 50

BOOK 030 PAGE 926