

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Porter Vardaman
P O Box 360923
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND AND NO/100-----(\$50,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES O. BONNER, JR. and wife, ANNIE MAE BONNER,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TRANSVAAL, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter Section 19, Township 19 South, Range 2 East run South along the said 1/4-1/4 section line for 2117.13 feet; thence turn 90 degrees 19 minutes 54 seconds right and run 490.0 feet; thence turn 89 degrees 40 minutes 06 seconds right and run 2116.10 feet; thence turn 90 degrees 15 minutes 53 seconds right and run 490.0 feet to the Point of Beginning. Situated in Shelby County, Alabama.
According to the survey of Larry W. Carver, Al. Reg. No. 15454.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$40,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1995-23848

08/29/1995-23848
01:05 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 25th day of August, 1995

(Seal)

James O. Bonner, Jr. (Seal)
James O. Bonner, Jr.

(Seal)

Annie Mae Bonner

(Seal)

(Seal)

Annie Mae Bonner (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James O. Bonner, Jr. and wife, Annie Mae Bonner whose name 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 25th day of August, A. D., 1995

My Commission Expires: 10/16/96

Notary Public.

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