

This instrument was prepared by:
Linda J. Peacock, Esq.
Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
BBNC, L.L.C.
P. O. Box 1810
Calera, Alabama 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Seven Thousand Four Hundred Thirty-Five and 83/100 Dollars (\$357,435.83) to the undersigned **SAMUEL EDWARD ELLIS**, a married man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **BBNC, L.L.C.**, an Alabama limited liability company (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.

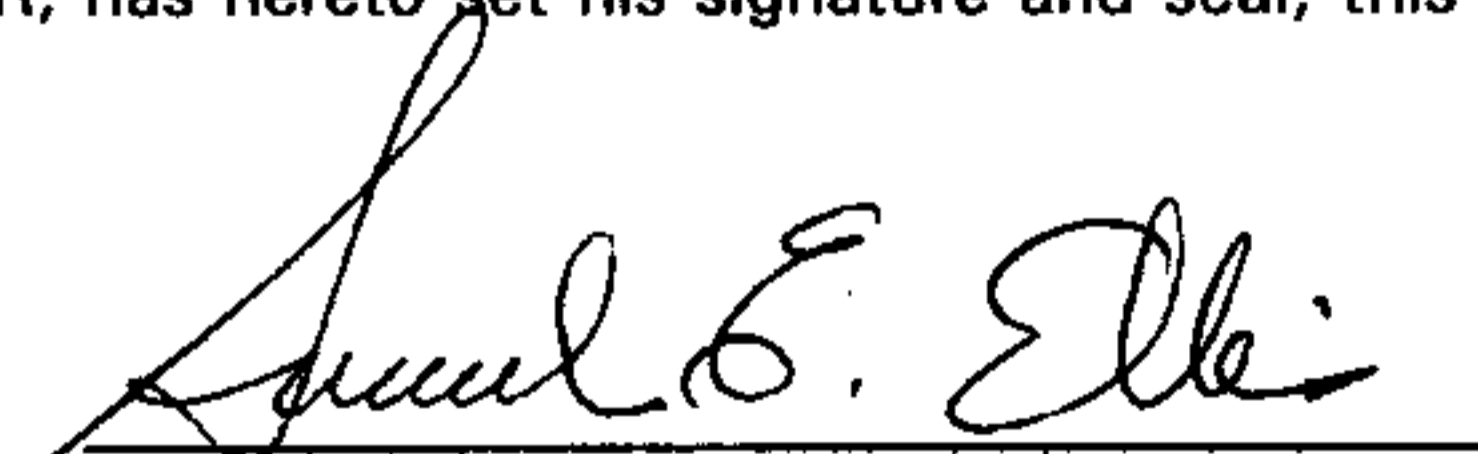
\$353,435.83 of the consideration set out above is represented by a purchase money mortgage recorded simultaneously herewith.

The property being conveyed is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for himself, his heirs, administrators, successors and assigns, covenant with said GRANTEE, its administrators, successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, its administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set his signature and seal, this the 31st day of July, 1997.




SAMUEL EDWARD ELLIS

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Samuel Edward Ellis, whose name is signed to the foregoing conveyance, and he who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of July, 1997.



NOTARY PUBLIC
My Commission Expires: 2/23/99

Inst # 1997-24373

08/04/1997-24373
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
002 MCO

04/1997-24373
0 AM CERTIFIED
Y COUNTY JUDGE OF PROBATE
002 MCO 15.00
K:\CORP\BBNC\ELLIS\DOC\WARRANT.GEN

EXHIBIT "A"

A parcel of land situated in the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of said Section 11 and run East along the North line of Quarter Section for 1235.17 feet; thence turn an angle to the right of 90° 00' and run southerly for 466.53 feet; thence turn an angle to the left of 90° 57' 47" and run Easterly for 773.61 feet to the point of beginning. From the point of beginning thus obtained thence continue along the last described course for 210.00 feet; thence turn an angle to the right of 98° 47' 27" to the tangent of a curve to the right, having a central angle of 4° 09' 53" and a radius of 2841.09 feet; thence run in a Southwesterly direction along the arc of said curve for 206.51 feet to the point of commencement of a curve to the right having a central angle of 91° 07' 08" and a radius of 25.00 feet; thence run in a Southwesterly and Westerly direction along the arc of said curve for 39.76 feet; thence run in a Northwesterly direction along the tangent of said curve if extended for 189.46 feet; thence turn an angle to the right of 89° 45' 26" and run Northeasterly for 180.56 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the year 1997 and subsequent years.
2. Right of way granted to Alabama Power company by instrument recorded in Volume 101, page 83, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby county, recorded in Volume 124, page 259 in the Probate Office of Shelby County, Alabama.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described.

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08/04/1997-24373
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 15.00