

This instrument was prepared by:
William E. Swatek, Esq.
230 Bearden Road
Pelham, AL 35124

Send Tax Notice To:
J. O. Lunceford, LLC

WARRANTY DEED


20030722000466120 Pg 1/3 78.00
Shelby Cnty Judge of Probate, AL
07/22/2003 09:31:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of Five Thousand (\$5000.00) Dollars earnest money, and the balance of Sixty Thousand Eight Hundred Thirty One and 13/100 (\$60,831.13) Dollars paid at closing, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **STEVEN C. BONER**, a married man, (herein referred to as Grantor), do grant, bargain, sell and convey unto **J. O. LUNCEFORD, LLC**, hereinafter referred to as Grantee, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

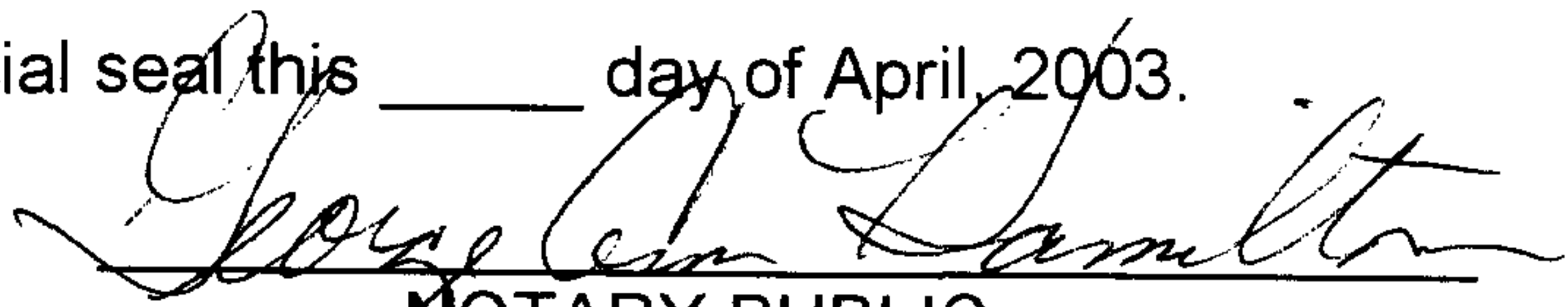
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of April, 2003.


STEVEN C. BONER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Steven C. Boner, a married man, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of April, 2003.


NOTARY PUBLIC
My Commission Expires: 12-21-06

✓
J.O. Lunceford
4964 Heather Point
Birmingham AL 35242

EXHIBIT "A"

STATE OF ALABAMA
COUNTY OF SHELBY

A part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, and being more described as follows:

Commence at the Centerline point of curvature (station 39+23.95) of Cahaba Valley Parkway, said point being the beginning of a curve to the right, with a radius of 253.71' and a central angle of 15°-21'-34"; thence along said centerline and said arc for a distance of 68.01 feet; thence N 72°23'08"W for a distance of 30.00 feet to a point on the western right of way for Cahaba Valley Parkway; thence N 71°51'08"W for a distance of 230.70 feet to the point of beginning; thence N 00°37'32"E for a distance of 51.82 feet a point on the southern boundary of an existing Alabama Power Company Right of Way; thence N 52°33'27"E along said ROW for a distance of 86.44 feet; thence N 52°01'59"E along said ROW for a distance of 161.18 feet; thence N 40°40'28"W for a distance of 300.40 feet; thence S 01°23'46"W for a distance of 428.21 feet; thence S 71°51'08"E for a distance of 10.49 feet to the point of beginning.

Said parcel contains 39,468.1 sq ft, or 0.91 Acres more or less.

THE ABOVE PROPERTY IS NOT THE MARITAL HOMESTEAD OF
THE GRANTOR OR THE GRANTOR'S SPOUSE.

STATE OF ALABAMA
COUNTY OF SHELBY

A part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, and being more described as follows:

Commence at the Centerline point of curvature (station 39+23.95) of Cahaba Valley Parkway, said point being the beginning of a curve to the right, with a radius of 253.71' and a central angle of 15°-21'-34"; thence along said centerline and said arc for a distance of 68.01 feet; thence N 72°23'08"W for a distance of 30.00 feet to a point on the western right of way for Cahaba Valley Parkway; thence N 71°51'08"W for a distance of 230.70 feet to the point of beginning; thence S 00°37'32"W for a distance of 228.14 feet; thence N 89°22'28"W for a distance of 10.00 feet; thence N 00°37'32"E for a distance of 231.30 feet; thence S 71°51'08"E for a distance of 10.49 feet to the point of beginning.

Said parcel contains 2297.21 square feet, 0.053 acres more or less.