

This instrument was prepared by

Mitchell A. Spears

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: BBNC, L.L.C.

(Address) P.O. Box 1810

Calera, AL 35040

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIX HUNDRED SEVENTY-FIVE THOUSAND and 00/100 -----DOLLARS (\$675,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **GINA CRAWFORD JONES (f/k/a GINA R. CRAWFORD), a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BBNC, L.L.C.**, an Alabama Limited Liability Company (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the SE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4 - 1/4 Section; thence run South along the East 1/4 - 1/4 line 233.80 feet; thence turn right 80 degrees 35 minutes 00 seconds and run Southwest 7.00 feet; thence turn left 78 degrees 07 minutes 48 seconds and run South 341.79 feet to the point of beginning; thence continue last course 139.17 feet to the North right of way of Alabama Highway #25; thence turn right 82 degrees 08 minutes 33 seconds and run West 295.47 feet along said right of way to a point on the East right of way of a county road; thence turn right 85 degrees 59 minutes 14 seconds and run North 131.71 feet along said right of way; thence turn right 92 degrees 52 minutes 00 seconds and run East 323.78 feet to the point of beginning.

According to the survey of James R. Boatright, Sr., PLS No. 17826, dated June 12, 2006.

SUBJECT TO:

- Taxes for the year 2006, and subsequent years, not yet due and payable until October 1, 2006.
- Permits to Alabama Power Company recorded in Deed Book 202, Page 349 and Deed Book 237, Page 342.
- Right of way to Shelby County recorded in Deed Book 197, Page 242.
- **PURCHASE MONEY FIRST MORTGAGE AND PURCHASE MONEY SECOND MORTGAGE, EXECUTED ON EVEN DATE HEREWITH, FOR THE ENTIRETY OF THE ABOVE-REFERENCED CONSIDERATION.**

GINA CRAWFORD JONES IS ONE AND THE SAME PERSON AS GINA R. CRAWFORD.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 15th day of June, 2006.

June

Gina Crawford Jones
GINA CRAWFORD JONES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **GINA CRAWFORD JONES**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2006.

[Signature]
Notary Public
My commission expires: 8/13/09