



20110125000025560 1/2 \$156.00
Shelby Cnty Judge of Probate, AL
01/25/2011 12:48:17 PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:
(Name) Pramukhraj, LLC
(Address) 116 Kilkerran Lane
Pelham AL 35124

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVEN HUNDRED THIRTY THOUSAND AND 00/100 (\$730,000.00) DOLLARS**, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **BBNC, LLC, an Alabama Limited Liability Company** (herein referred to as grantor) hereby grants, bargains, sells and conveys unto **PRAMUKHRAJ, LLC** (herein referred to as grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land in the SE ¼ of the NW ¼ 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 2011 and subsequent years.**
- **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **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 AND SECOND MORTGAGES IN THE AMOUNT OF \$589,000.00, EXECUTED ON EVEN DATE HEREWITH.**

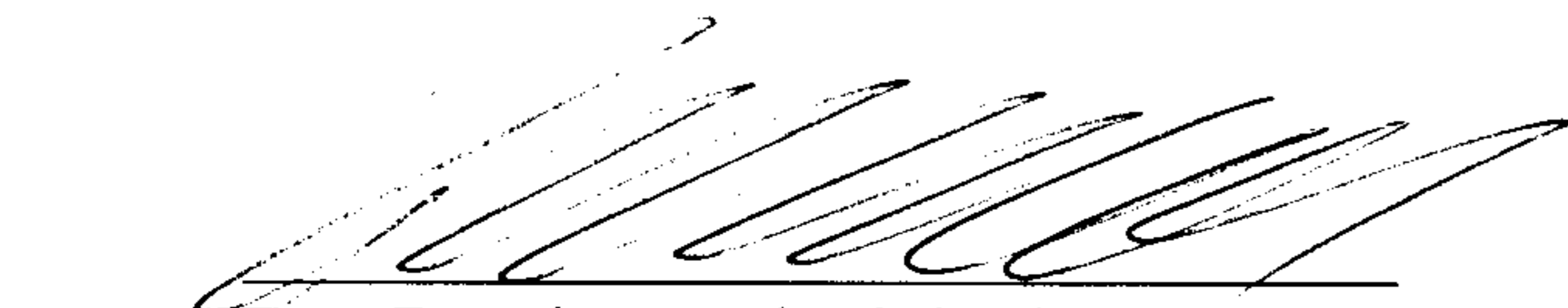
TO HAVE AND TO HOLD, to the said GRANTEE, and its successors and assigns forever.




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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),
this 24th day of Jan., 2011.

BBNC, LLC:


By: Burnie A. Higginbotham, Jr.
Its: Manager



By: Burnie A. Higginbotham, III
Its: Manager

General Acknowledgement

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Burnie A. Higginbotham, Jr. and Burnie A. Higginbotham, III whose names as Managers of **BBNC, LLC**, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand and official seal, this the 24th day of Jan., 2011.


Notary Public
My Commission Expires: 5/17/2011

Shelby County, AL 01/25/2011
State of Alabama
Deed Tax: \$141.00