

Send Tax Notice to:
Anthony J. Bruno
1212 South Cove Lane
Birmingham, Alabama 35216

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
King, Drummond & Dabbs, P.C.
100 Centerview Drive, Suite 180
Birmingham, Alabama 35216

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Helena Shopping Center, LLC ("Grantor") does hereby grant, bargain, sell and convey unto ANTHONY J. BRUNO ("Grantee"), his heirs, personal representatives and assigns, the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns. And Grantor does for itself, and for the successors and assigns of Grantor, covenant with the said Grantee, his heirs, personal representatives and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through, or under Grantor, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the successors and assigns of Grantor shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons, arising by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 1st day of December, 1998.

"GRANTOR:"

HELENA SHOPPING CENTER, LLC, an
Alabama limited liability company

By:  [SEAL]
Donna M. Bruno
Its: Manager

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna M. Bruno, whose name as Manager of HELENA SHOPPING CENTER, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 1st day of December, 1998.

Lisa A. Morrison
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Jan. 3, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT A

Lot 2, according to the Survey of Big B Addition to Helena, as recorded in Map Book 21, Page 64, in the Probate Office of Shelby County, Alabama.

The above property is also described as follows:

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the NW corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N 89°58'53" E 334.26 feet, along the half mile line to the point of beginning; thence N 89°58'53" E 265.85 feet, along said half mile line; thence S 0°01'48" E 300.03 feet, to a point on the north right of way line of Brookline Parkway; thence S 89°58'03" W 265.85 feet, along said right of way line; thence N 0°01'48" W 300.09 feet, to the point of beginning, containing 1.8315 acres more or less.

Subject to existing rights of way for public roads, utility line, easements and restrictions of record, if any.

Inst. # 1998-47897

12/03/1998-47897
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HEL 288.50