

Send Tax Notice To:
Helena Properties, LLC
100 Centerview Drive
Suite 220
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)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

156,673.00

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, SOUTHMARK PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto HELENA PROPERTIES, LLC, an Alabama limited liability company ("Grantee"), its successors 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 existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, and matters of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for itself and for the successors and assigns of Grantor, covenant with the said Grantee, its successors 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 on Exhibit A; 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, its successors 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 15th day of August, 2000.

"GRANTOR:"

SOUTHMARK PROPERTIES, L.L.C., an
Alabama limited liability company

By: _____

James A. Bruno
Its Managing Member

Inst # 2000-26361

08/04/2000-26361
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 NMS

14.50

STATE OF ALABAMA)
COUNTY OF Jefferson :

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James A. Bruno**, whose name as Managing Member of SOUTHMARK PROPERTIES, L.L.C., 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, he as such officer 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 August, 2000.

Sherman Huffstetler
Notary Public

[NOTARIAL SEAL]

My Commission Expires **Sharman Huffstetler**
Notary Public State of Alabama at Large.
My Commission Expires: Oct. 8, 2001.

EXHIBIT A

Description of Mortgaged Property

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 21; thence run West along the quarter line 596.95 feet; thence left 90°00'00", 360.00 feet to the south line of Brookline Parkway; thence continue southerly along the same course 483.08 feet to the Point of Beginning at the Southeast Corner of Lot 1, HELENA MARKETPLACE as recorded in Map Book 24, Page 141 in the Probate Office of Shelby County, Alabama; thence continue Southerly along the same course 381.68 feet; thence right 90°22'14", 689.41 feet to a point on a curve along the easterly right-of-way of Shelby County Highway No. 17; thence right 94°50'37" to the chord of said curve concave westerly a distance of 325.95 feet along the arc of said curve; thence left from the chord of said curve 7°56'47" northerly 22.48 feet; thence right 90°01'46", 661.68 feet along the south line of the aforesaid Lot 1, HELENA MARKETPLACE to the Point of Beginning, containing 5.568 Acres (242,516.158 Square feet) .

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