

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.



20050629000323860 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
06/29/2005 01:00:16PM FILED/CERT

This instrument was prepared by:  
Bruce L. Gordon, Esq.  
Gordon & Associates, LLC  
600 University Park Place, Ste. 350  
Birmingham, Alabama 35209

Send Tax Notice to:  
Wilkins Properties, LLC  
191 Hidden Creek Parkway  
Pelham Alabama  
35124

### GENERAL WARRANTY DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Twenty-two Thousand Five Hundred and No/100 Dollars (\$22,500.00) to the undersigned **THE METROCK HELENA PROPERTIES, R.L.L.P.**, an Alabama Registered Limited Liability Partnership (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WILKINS PROPERTIES, LLC** (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit "A"**

#### SUBJECT TO:

1. Taxes and Assessments for the year 2005, and subsequent years.
2. Right of Way to Alabama Telephone and Telegraph Company, recorded in Real 254, page 507, in the Probate Office of Shelby County, Alabama.
3. Easement to Water Works Board of the Town of Montevallo recorded in Volume 145, page 465 and Volume 176, page 390 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 199, page 466; Volume 57, page 88 and Volume 146, page 309, in the Probate Office of Shelby County, Alabama.
5. Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 266, page 739; Volume 199, page 446; Volume 57, page 88 and Volume 146, page 309, in the Probate Office of Shelby County, Alabama.
7. Right of Way to Water Works Board of the City of Helena recorded in Volume 145, page 465, and Volume 176, page 390, in the Probate Office of Shelby County, Alabama.

The Metrock Helena Properties, R.L.L.P. is one and the same as The Metrock Helena Properties, L.L.P.

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

And said GRANTORS do for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns, shall, warrant and



defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set its signatures and seal, this the 9<sup>th</sup> day of May, 2005.

**THE METROCK HELENA PROPERTIES, R.L.L.P.**

By Metrock Properties, LLC, General Partner

By: Connie K. Metrock  
Connie K. Metrock, Managing Member

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connie K. Metrock as Managing Member of Metrock Properties, LLC as General Partner of The Metrock Helena Properties, R.L.L.P., as Alabama Registered Limited Liability Partnership, 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, in said capacity with full authority, executed the same voluntarily on the day the same bears date on behalf of the Registered Limited Liability Partnership.

Given under my hand and official seal, this the 9<sup>th</sup> day of May, 2005.

Cosmon A. Belmont  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 18, 2006  
DON'T FORGET TO RENEW YOUR COMMISSION



20050629000323860 2/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
06/29/2005 01:00:16PM FILED/CERT


  
20050629000323860 3/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
06/29/2005 01:00:16PM FILED/CERT

EXHIBIT "A"

Lot 9, Block 1, of Mullin's East Side Addition to Helena, as recorded in Map Book 4, page 25, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of Lot One (1) Block One (1) of Mullin's East Side Addition to Helena and recorded in Map Book 4, page 25, in the Probate Office of Shelby County, Alabama and run thence North 82°28'39" East along the south line of Railroad Avenue in the Town of Helena, Alabama a distance of 173.99 feet to a point; thence run North 83°10'04" East a distance of 61.15 feet to a point; thence run North 80°02'41" East a distance of 180.57 feet to a point; thence run North 35°54'28" East a distance of 38.14 feet to a point; thence run North 80°05'13" East a distance of 246.12 feet to a point; thence run South 09°25'52" East a distance of 177.67 feet to a point; thence run South 09°25'52" East a distance of 517.94 feet to a point; thence run South 10°27'10" East a distance of 331.37 feet to a point; thence run South 89°48'11" West a distance of 100.67 feet to a point; thence run North 89°39'01" West along the northerly margin of Elm Street in Helena, Alabama a distance of 274.76 feet to a steel rebar corner and the point of beginning of the property, Lot 9, being described; thence run North 17°58'46" West along the West margin of Mimosa Street a distance of 286.93 feet to a found rebar corner; thence run South 78°47'37" West a distance of 92.83 feet to a found steel rebar corner; thence run South 12°44'04" West along the east property line of Lot 8, Block 1, said Mullin's East Side Addition to Helena a distance of 260.54 feet to a found rebar corner on the north line of Elm Street; thence run South 89°39'01" East a distance of 122.20 feet to the point of beginning.