

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

THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 GRANTEE'S ADDRESS: Concept Construction, Inc. 191 Hidden Creek Parkway Pelham, Alabama 35124

STATE OF ALABAMA

) A LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

20050629000323900 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 06/29/2005 01:00:20PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS (\$27,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wilkins Properties, LLC, a limited liability company,** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Concept Construction, Inc.,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Vicki Wilkins, who is authorized to execute this conveyance, hereto set her signature and seal this the  $\frac{25th}{}$  day of  $\frac{May}{}$ , 2005..

Wilkins Properties, LLC

By: Vicki Wilkins, Member

STATE OF ALABAMA )

COUNTY OF Jeffellouy

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Vicki Wilkins, whose name as Member of Wilkins Properties, LLC, a limited liability company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 th day of may, 2005

NOTARY PUBLIC

My Commission Expires:

## EXHIBIT "A"

Lot 8, Block 1, according to the Survey of Mullin's East Side Addition to Helena, as recorded in Map Book 4, page 25, in the Probate Office of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 1, Block 1 of Mullins East Side Addition to Helena and run thence North 82°28'39" East along the South line of Railroad Avenue in the Town of Helena, Alabama, a distance of 163.05 feet to a 3/8 inch steel rebar corner; thence run North 82°17'12" East along the said South line of said Railroad Avenue a distance of 173.99 feet to a 3/8 inch steel rebar corner; thence run North 83°10'04" East a distance of 51.15 feet to a 3/8 inch steel rebar corner; thence run North 80°02'41" East a distance of 180.57 feet to a 3/8 inch steel rebar corner; thence run North 35°54'28" East a distance of 38.14 feet to a 3/8 inch steel rebar corner; thence run North 80°05'13" East a distance of 246.12 feet to a capped one half inch steel rebar corner; thence run South 09°25'52" East a distance of 177.67 feet to a steel rebar corner; thence run South 09°25'52" East a distance of 517.94 feet to an old crimped pipe corner; thence run South 10°27'10" East a distance of 331.37 feet to a capped rebar corner on the North margin of Elm Street; thence run South 89°48'11" West along the said North margin of said Elm Street a distance of 100.67 feet to a 3/8 inch steel rebar corner; thence continue North 89°39'01" West along said North margin of said Elm Street a distance of 274.76 feet to a steel rebar corner; thence continue North 89°39'01" West a distance of 122.20 feet to a one half inch steel rebar corner marking the Southeast corner of Lot 8, Block 1, Mullins East Side Addition to Helena and the point of beginning of the property being described; thence continue North 89°39'01" West a distance of 122.00 feet to a 3/8 inch steel rebar corner; thence run North 02°44'13" West a distance of 223.97 feet to a one half inch steel rebar corner; thence run North 68°28'47" East a distance of 80.90 feet to a one half inch steel rebar corner; thence run South 12°44'04" East a distance of 260.54 feet to the point of beginning.

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