

SEND TAX NOTICES TO:

Helena Development LLC
2012 6th Avenue N.
Birmingham, Alabama 35203

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10.00 and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, Helen Crow Mills, individually (herein referred to as GRANTOR), a married woman, does grant, bargain, sell and convey unto Helena Development, LLC, limited liability company, of the County of Jefferson in the State of Alabama (herein referred to as GRANTEE), any and all interest of the GRANTOR in the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN AT THE SOUTHEAST CORNER OF LOT 24, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE ONE SECTOR TWO, AS RECORDED IN MAP BOOK 22, PAGE 59 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RUN NORTH 21°19'26" WEST ALONG THE EASTERLY LINE OF SAID LOT 24 FOR 29.82 FEET; THENCE RUN NORTH 44°24'41" WEST ALONG THE NORTHEAST LINE OF SAID LOT 24 AND ALONG AN EXTENSION OF SAID LOT LINE FOR 307.35 FEET; THENCE RUN NORTH 45°36'10" EAST FOR 357.64 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 52, SAID POINT BEING ON A CURVE TO THE RIGHT, AND HAVING A RADIUS OF 1743.82 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF SOUTH 48°18'47" EAST FOR 96.39 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN SOUTH 46°43'46" EAST ALONG SAID TANGENT AND SAID RIGHT OF WAY LINE FOR 696.02 FEET; THENCE RUN SOUTH 47°22'14" EAST FOR 144.12 FEET; THENCE RUN SOUTH 62°45'23" WEST FOR 307.77 FEET; THENCE RUN SOUTH 23°47'25" EAST FOR 148.27 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 91, SAID POINT BEING ON A CURVE TO THE RIGHT, AND HAVING A RADIUS OF 1012.19 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF SOUTH 69°02'38" WEST FOR 99.21 FEET; THENCE RUN NORTH 23°52'19" WEST FOR 500.01 FEET; THENCE RUN SOUTH 77°10'25" WEST FOR 193.22 FEET TO A POINT ON THE EASTERLY LINE OF LOT 5, ACCORDING TO THE SUBDIVISION OF ST. CHARLES PLACE, AS RECORDED IN MAP BOOK 17, PAGE 6; THENCE RUN NORTH 23°52'19" WEST FOR 42.57 FEET TO THE POINT OF BEGINNING.

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30,000.00
HCm

Said tract of land consisting of an area of 314,451 square feet more or less or approximately 7.22 acres, based upon the October 19, 2004 Boundary and Topographical Study performed by Jeff Arrington of Arrington Engineering & Land Surveying, Inc.

(One-half interest of this property was received from the estate of Mason Clifton Crow via a deed dated December 1, 1975, 2000 recorded in the Office of the Probate Judge of Shelby County, Alabama on January 22, 1976).

(One-half interest of this property was received from the estate of Helen Johnson Crow via a deed dated October 30, 2000 recorded in the Office of the Probate Judge of Shelby County, Alabama on December 8, 2000 as Instrument 2000-42387.)

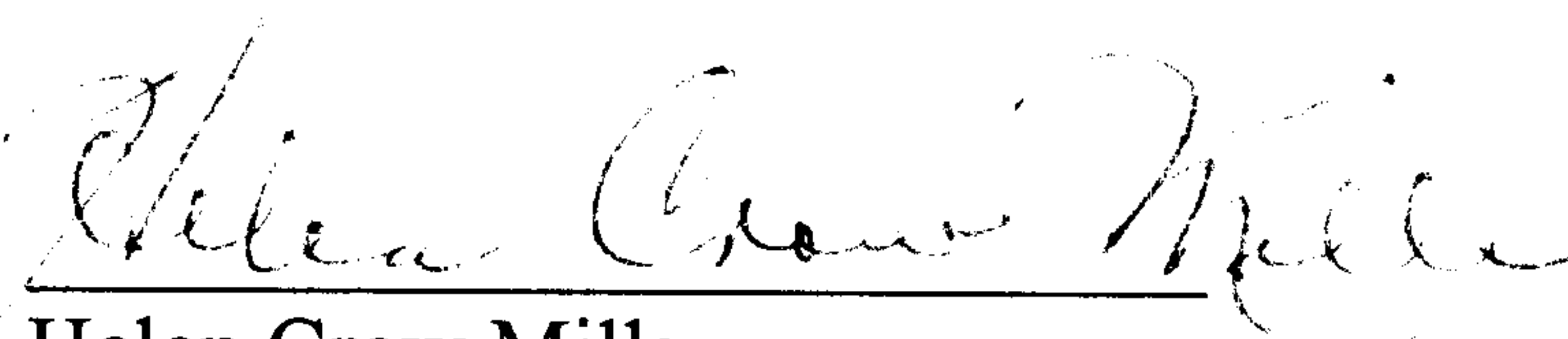
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

This conveyance is hereby made subject to the following: Ad Valorem Taxes for the current and subsequent years, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Said property does not comprise the homestead or residence of the Grantor.

TO HAVE AND TO HOLD under said GRANTEE, Helena Development LLC, for its successors and assigns the respective property granted to it.

IN WITNESS WHEREOF, the I have hereunto set my hand this 28th day of June, 2005.


Helen Crow Mills

STATE OF ALABAMA

COUNTY OF JEFFERSON

Shelby County, AL 06/30/2005
State of Alabama

Deed Tax: \$30.00

I, the undersigned, a notary public in and for said county in said state, hereby certify that Helen Crow Mills 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 executed the same voluntarily.

Given under my hand and official seal this the 28TH day of June, 2005.

Janice G. Kent
Notary Public

My Commission Expires:

8-13-2005

This instrument was prepared by:

Lynn Darty
Christian & Small LLP
505 20th St. North, Suite 1800
Birmingham, Alabama 35203
(205) 795-6588