



20050916000483160 1/3 \$192.00  
Shelby Cnty Judge of Probate, AL  
09/16/2005 03:46:58PM FILED/CERT

This Instrument Was Prepared By:  
Mark E. Hoffman, Esquire  
Mark E. Hoffman, P.C.  
2229 First Avenue North  
Birmingham, Alabama 35203

Send Tax Notice To:  
Helena Partners I, LLC  
300 North Richard Arrington, Jr.  
Blvd., Suite 900  
Birmingham, Alabama 35203

GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
  
JEFFERSON COUNTY     )

KNOW ALL MEN BY THESE PRESENT

That in consideration of ONE MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,175,000.00) the undersigned CFI, LLC, an Alabama Limited Liability Company (herein 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 HELENA PARTNERS I, LLC (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A".

Subject to:

1. Ad Valorem taxes for the year 2005 and subsequent years which are not yet due and payable.
2. Right of Way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 233, Page 586, Deed Book 133, Page 55, Deed Book 130, Page 166 and Deed Book 138, Page 217.
3. Oil, gas and mineral lease in Instrument #1992-11400.
4. Right of Way to Southern Natural Gas Corporation in Deed Book 90, Page 336.

\$1,000,000.00 of the purchase price was paid by Purchase Money Mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that they it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns



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shall warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CFI, LLC., by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 16 day of September, 2005.

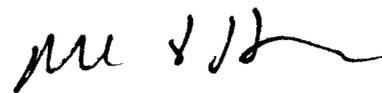
CFI, LLC, an Alabama Limited Liability Company

By  \_\_\_\_\_  
Its Managing Member

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hal Stafford, whose name as Managing Member of CFI, LLC, an Alabama 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, he, as such Managing Member and with such authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16<sup>th</sup> day of September, 2005.



Notary Public  
My Commission Expires: 7/14/07

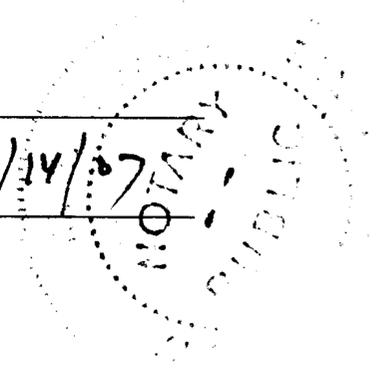


EXHIBIT "A"

A parcel of land situated in the North  $\frac{1}{2}$  of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 17 of Magnolia Park St. Charles Place, Phase 3, Sector 1, as recorded in Map Book 21, Page 4, in the Judge of Probate of Shelby county, Alabama; thence run in a Southeasterly direction along the North boundary of said Lot 17 for a distance of 604.52 feet; thence deflect left 82 degrees 17 minutes 11 seconds and run in a Northeasterly direction for a distance of 597.88 feet to a point on the Southwesterly right of way line of Shelby County Road No. 52 (80 foot R.O.W.), said point being on a curve to the left, said curve having a radius of 1868.86 feet, a central angle of 05 degrees 16 minutes 42 seconds, a deflection chord angle to the left of 98 degrees 44 minutes 21 seconds and a chord length of 172.11 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 172.17 feet; thence deflect left 02 degrees 38 minutes 21 seconds from chord of said curve and run in a Northwesterly direction along said right of way line for a distance of 81.80 feet to the point of beginning of a curve to the right, said curve being tangent to said straight line and having a radius of 1950.86 feet, a central angle of 10 degrees 17 minutes 22 seconds and a chord length of 349.87 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 350.34 feet; thence leaving said right of way line deflect left 96 degrees 19 minutes 27 seconds from chord of said curve and run in a Southwesterly direction for a distance of 598.74 feet to the Point of Beginning.

**LESS AND EXCEPT:** Any portion of subject property that may lie within the right of way of Shelby County Road No. 52.

Situated in Shelby County, Alabama.



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Shelby County, AL 09/16/2005  
State of Alabama

Deed Tax: \$175.00