THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Wilkins Properties, LLC
P.O. Box 621
Helena, AL 35080

STATE OF ALABAMA )

COUNTY OF SHELBY )

**CORPORATION**
GENERAL WARRANTY DEED

20060120000031900 1/1 $12.00
Shelby Cnty Judge of Probate, AL
01/20/2006 08:57:27AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED THIRTY SIX THOUSAND AND NO/100THS ($336,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **R. Wilkins Construction, Inc. , a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Wilkins Properties, LLC ,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2, according to the Plat of Helena Office Park as recorded in Map Book 36, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

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, her 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 President, Roger Wilkins, who is authorized to execute this conveyance, hereto set his signature and seal this the 11th day of January, 2006.

R. Wilkins Construction, Inc.

By: Roger Wilkins, President

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roger Wilkins, whose name as President of R. Wilkins Construction, Inc., a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of January, 2006

NOTARY PUBLIC
My Commission Expires: 3/4/08

**FULL AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE DEED FILED SIMULTANEOUSLY.**

Prudential Bank