

SEND TAX NOTICES TO:

WILKINS PROPERTIES, L.L.C.
6284 Highway 17,
Helena, AL, 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

924,448.48
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **R. WILKINS CONSTRUCTION, INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **WILKINS PROPERTIES, L.L.C.** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

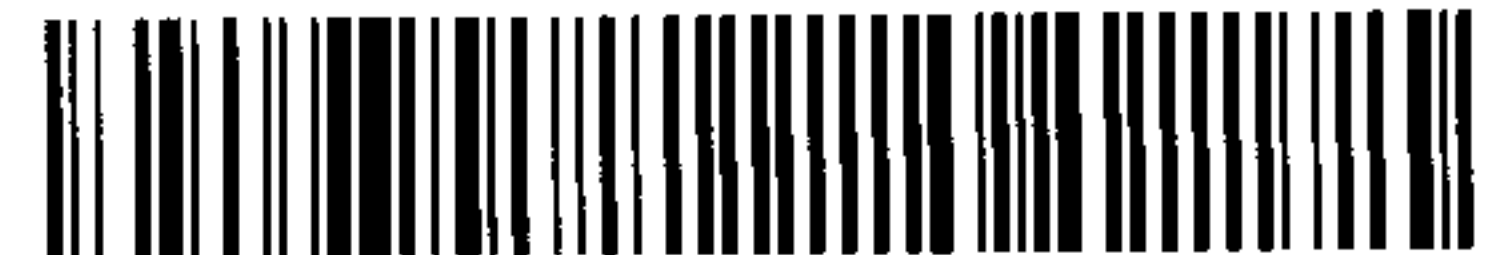
TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24 day of April, 2007.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins
Roger Wilkins (Its President)

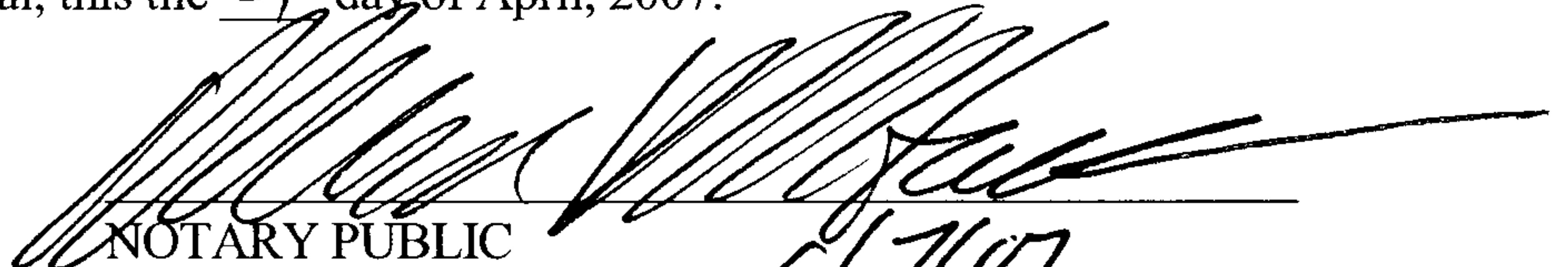


20070601000256420 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
06/01/2007 01:24:03PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

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 instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 24 day of April, 2007.


NOTARY PUBLIC
My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

Parcel III: *Helena Office Park – 2, 173 Tucker Road, Helena, AL*

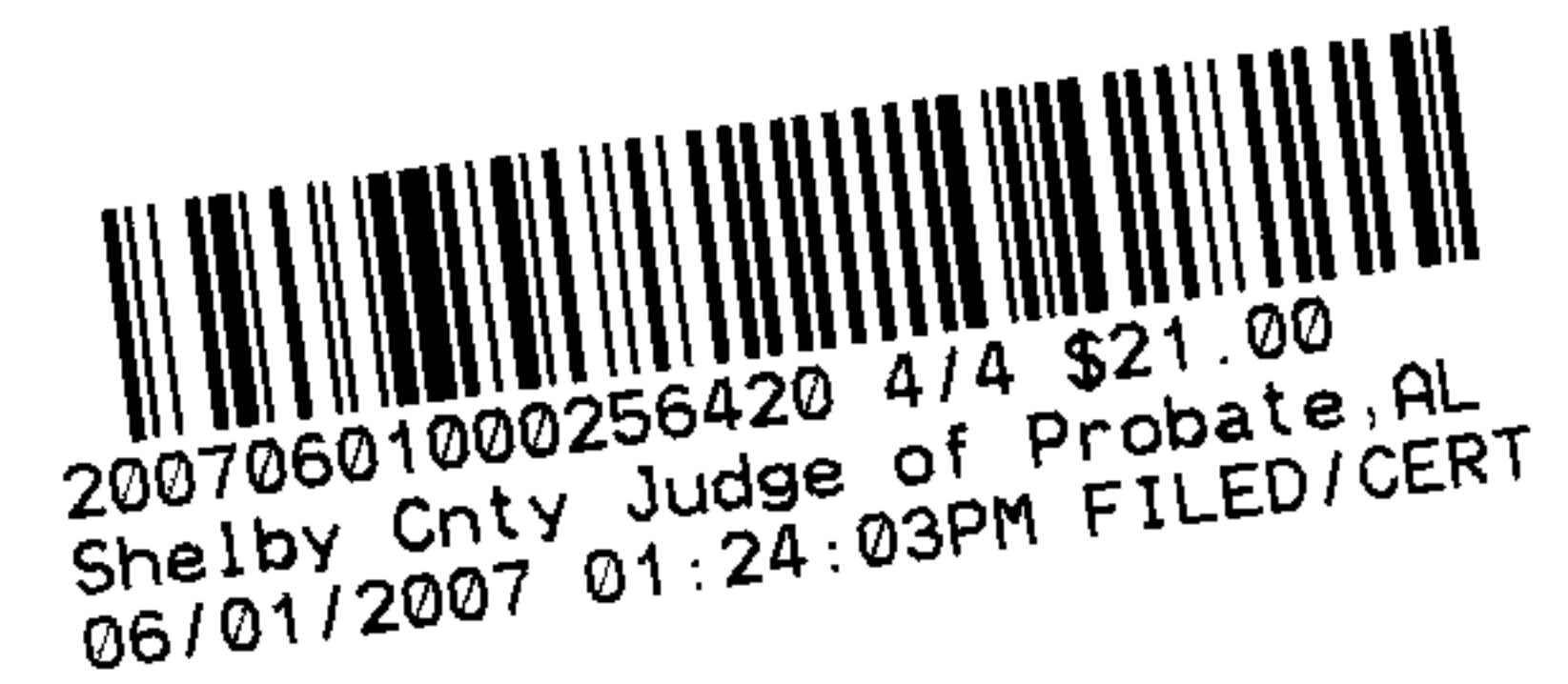
Lot 1, according to the Survey of Helena Office Park, as recorded in Map Book 36, page 52, in the Probate Office of Shelby County, Alabama.

Parcel V: *Helena Lot – Old Town, 3745 Helena Road, Helena, AL*

A portion of Lot 8, Block 3, according to Squire's Map of the Town of Helena, Alabama, as shown in Map Book 3, page 121 and 121-A, Office of Judge of Probate of Shelby County, Alabama; being more particularly described as follows: Commence at the SE corner of said Lot 8, Block 3 and run North along the West boundary of Helena Road (Main Street) a distance of 91.5 feet; thence turn an angle of 92 degrees 48 minutes 33 seconds left and run in a Westerly direction a distance of 100.52 feet to a point on the East boundary of Second Street; thence turn 91 degrees 31 minutes 29 seconds left and run in a Southerly direction along the East boundary of Second Street a distance of 78 feet to the North boundary of 3rd Avenue; thence turn an angle of 80 degrees 19 minutes 57 seconds left and run in a Southeasterly direction along said 3rd Avenue boundary for a distance of 97 feet to the point of beginning.

Parcel VI: *Lot 15 Hayesbury*

Lot 15, according to the Survey of Hayesbury Commercial Park, Phase I, as recorded in Map Book 30, page 71, in the Probate Office of Shelby County, Alabama.



SUBJECT TO:

- i) Taxes and assessments for the year 2007, a lien but not yet payable.
- ii) Less and except any part of subject property lying within a road right of way.
- iii) Easement to City of Helena as recorded in Instrument 1999/8669 (Parcel III).
- iv) Mineral and mining rights and rights incident thereto recorded in Volume 40, page 153 and Volume 91, page 162 (Parcel V).
- v) Right of way granted to Alabama Power Company by instrument recorded in Volume 224, page 191 (Parcel V).
- vi) Restrictions as shown by recorded Map (Parcel VI).
- vii) Right of Way granted to Alabama Power Company by instrument recorded in Volume 1010, page 550, Volume 197, page 359, Volume 101, page 550 and Volume 217, page 88 (Parcel VI).
- viii) Easement to the City of Pelham recorded in Real 143, page 382 (Parcel VI).
- ix) Nextel utility easement agreement recorded in Instrument 2000-45231 (Parcel VI).
- x) Nextel utility easement agreement with Tritell Comm, Inc recorded in Instrument 2002-362490 (Parcel VI).
- xi) Declaration of Protective Covenants recorded in Instrument 20021021000517410 (Parcel VI).
- xii) Mineral and mining rights and rights incident thereto recorded in Volume 203, page 438 (Parcel VI).
- xiii) Easement of undetermined width on rear as shown by recorded map (Parcel VI).