

**This instrument was prepared by:**

John L. Hartman, III  
P. O. Box 846  
Birmingham, AL 35201

**Send Tax Notice To:**

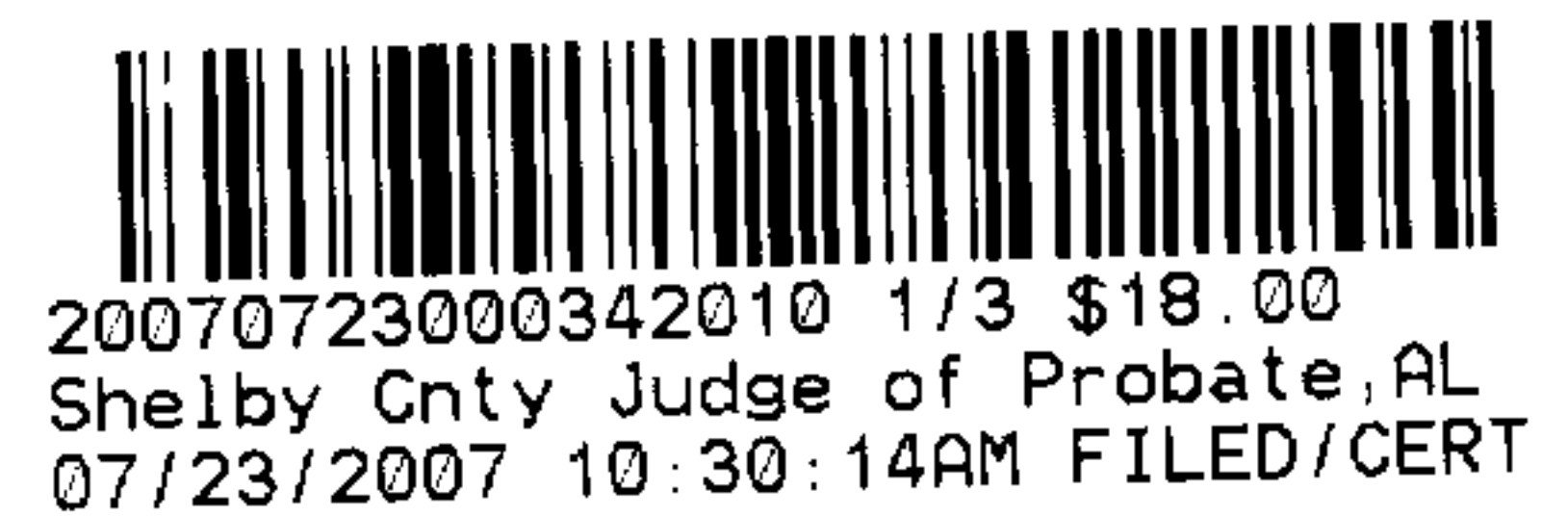
R.K.M. Helena, LLC  
100 2<sup>nd</sup> Avenue South, Suite 204N  
St. Petersburg, FL 33701

①

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **J. Steven Mobley**, a married man, do hereby grant, bargain, sell and convey unto **R.K.M. HELENA, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded in Deed Book 147, Page 412; (3) Right-of-way granted to Alabama Power Company recorded in Volume 133, Page 55.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup> day of July, 2007.

  
J. STEVEN MOBLEY

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. STEVEN MOBLEY**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of July, 2007.

My Commission Expires:


8/4/09

  
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

  
20070723000342010 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
07/23/2007 10:30:14AM FILED/CERT

PARCEL #1:

Part of the South Half of the Northeast Quarter of Section 21, Township 20 South, Range 3 West, containing 1.95 Acres, more or less, and being more particularly described as follows:

Commencing at an existing #4 iron rebar set by Farmer and being the Southeast Corner of Lot 24-A, A resurvey of Lot 24, Falliston First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 19 at Page 28, run in a Westerly direction along the south line of said Lot 24-A for a distance of 157.06 feet to an existing iron rebar set by Waygand, said rebar being the point of beginning of the parcel herein described; thence turn an angle to the left of 108 degrees 00 minutes 43 seconds and run in a Southeasterly direction for a distance of 100.15 feet to an existing #5 rebar; thence turn an angle to the right of 61 degrees 17 minutes 52 seconds and run in a Southwesterly direction for a distance of 154.99 feet to an existing #5 rebar being on the Northeast right of way line of Shelby County Highway Number 52; thence turn an angle to the right of 91 degrees 19 minutes 29 seconds and run in a Northwesterly direction along the Northeast right of way line of Shelby County Highway Number 52 for a distance of 414.30 feet to a #5 rebar and being the point of beginning of a curve, said curve being concave in an Easterly direction and having a central angle of 89 degrees 44 minutes 09 seconds (89 degrees 26 minutes 40 seconds – Deed) and a radius of 40.0 feet and turn an angle to the right and run in a Northwesterly and Northerly and Northeasterly direction along the arc of said curve and along the existing road right of way line for a distance of 62.65 feet to an #5 rebar and being a point of reverse curve, said latest curve being in a Northwesterly direction and having a central angle 17 degrees 34 minutes 27 seconds and a radius of 275.0 feet and the arc of said curve being the Southeast right of way line of Squire Drive and then run in a Northeasterly direction along the arc of the said curve and along the Southeasterly right of way line of Squire Drive for a distance of 84.35 feet to an existing iron rear set by Amos Cory and being the Southwest Corner of Lot 7, Falliston First Sector; thence turn an angle to the right of 58 degrees 03 minutes 22 seconds from the chord of the last mentioned curve and run in an Easterly direction along the South Line of Lot 7, Falliston First Sector for a distance of 96.96 feet (96.78 feet – Deed) to an existing #4 rebar set by Farmer; thence turn an angle to the right of 40 degrees 29 minutes 27 seconds (40 degrees 27 minutes 30 seconds – Deed) and run in a Southeasterly direction along the Southwest line of Lot 8 and also the Southwest Line of Lot 24-A of said Falliston Subdivision for a distance of 308.66 feet, more or less, to the Point of Beginning.

LESS & EXCEPT:

A twenty (20) foot strip of land lying on the northeast side of Shelby County Highway #52, being located in part of the South Half of the Northeast Quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, containing 0.20 acres, more or less, and being more particularly described as follows:

Commencing at an existing #4 iron rebar set by Farmer and being the Southeast Corner of Lot 24-A, A resurvey of Lot 24, Fallston First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 19 at Page 28, run in a Westerly direction along the south line of said Lot 24-A for a distance of 157.06 feet to an existing iron rebar set by Waygand; thence turn an angle to the left of 108 degrees 00 minutes 43 seconds and run in a Southeasterly direction for a distance of 100.15 feet to an existing #5 rebar; thence turn an angle to the right of 61 degrees 17 minutes 52 seconds and run in a Southwesterly direction for a distance of 134.98 feet to the point of beginning of the parcel herein described; thence continue the same course for a distance of 20.01 feet to an existing #5 rebar being on the Northeast right of way line of Shelby County Highway Number 52; thence turn an angle to the right of 91 degrees 19 minutes 29 seconds and run in a Northwesterly direction along the Northeast right of way line of Shelby County Highway Number 52 for a distance of 414.30 feet to a #5 rebar and being the point of beginning of a curve, said curve being concave in an Easterly direction and having a central angle 61 degrees 57 minutes 41 seconds and a radius of 40.0 feet and turn an angle to the right and run in a Northwesterly and Northerly and Northeasterly direction along the arc of said curve and along the existing road right of way line for a distance of 43.26 feet; thence turn an angle to the right of 150 degrees 56 minutes 36 seconds from the chord of the last mentioned curve and run in an Southeasterly direction for a distance of 449.76 feet, more or less, to the Point of Beginning.