

Send Tax Notice to:
Donna Bruno
Helena Shopping Center, LLC
7109 Founders Place
Birmingham, AL 35242

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
King, Drummond & Dabbs, P.C.
100 Centerview Drive, Ste 180
Birmingham, Alabama 35216



20070905000416620 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
09/05/2007 11:01:39AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, ANTHONY J. BRUNO ("Grantor"), a married man, does hereby grant, bargain, sell and convey unto HELENA SHOPPING CENTER, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, the real estate described as follows:

The west 50 feet of Lot 2 of BIG B ADDITION TO HELENA, as recorded in Map Book 21, Page 64 in the Office of the Judge of Probate in Shelby County, Alabama.

SUBJECT TO 2007 ad valorem taxes, a lien but not yet due and payable, and any existing rights of way for public roads, utility lines, easements and restrictions of record.

THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR OR HIS SPOUSE.

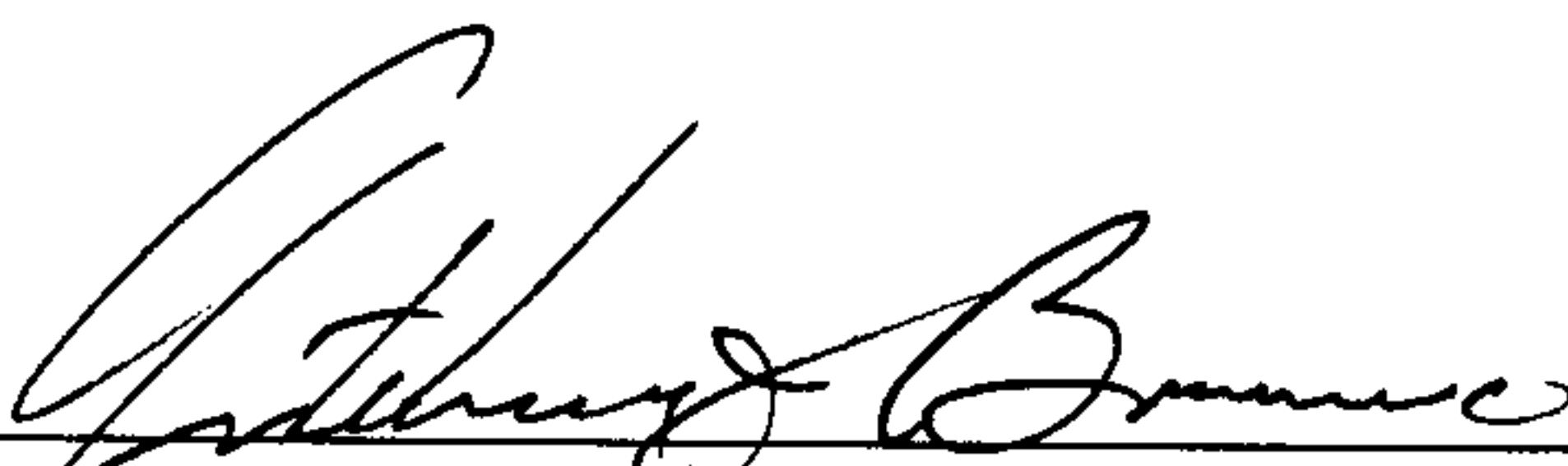
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for himself, and the heirs, personal representatives, successors and assigns of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through, or under Grantor, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, personal representatives, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons, arising by, through, or under Grantor.

Shelby County, AL 09/05/2007
State of Alabama

Deed Tax: \$125.00

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this
28TH day of AUGUST, 2007.


GRANTOR:


_____[SEAL]
ANTHONY J. BRUNO

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State,
hereby certify that ANTHONY J. BRUNO, a married man, 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 executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 28TH day of AUGUST, 2007.



Notary Public
My Commission Expires: 10/28/2007 **MY COMMISSION EXPIRES**