


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
70 MICHAEL REMILLARD
660 HAVENWOOD TR
MONTVALLO, AL.
35111

STATUTORY WARRANTY DEED


20080829000347510 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
08/29/2008 01:13:32PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, S.N.O., Inc., herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Helena Family Medicine, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2008 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

\$315,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 27th day of August, 2008.

By: _____

Steve Issis

Its: President

STATE OF ALABAMA)
Jeffery COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as President of S.N.O., Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 27th day of August, 2008.

Shelby County, AL 08/29/2008
State of Alabama
Deed Tax: \$35.00

Notary Public

My Commission Exp. 3.1.2010

EXHIBIT A

LEGAL DESCRIPTION


Parcel 1:

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, of Dearing Downs, 2nd Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of Lot 15 for a distance of 239.72 feet to a point on a curve to the right having a central angle of 31 deg. 04 min. 07 sec. and a radius of 116.68 feet; thence turn an angle to the left of 43 deg. 14 min. 47 sec. to the radius of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 63.27 feet to a point; thence run tangent to last stated curve for a distance of 16.06 feet to a point of a curve to the right having a central angle of 28 deg. 13 min. 52 sec. and a radius of 332.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 163.65 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. from the tangent of last stated curve and run in a Northwesterly direction for a distance of 28.00 feet to the point of beginning; thence continue along last stated course for a distance of 11.00 feet to a point; thence turn an angle to the left 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 15.44 feet to a point on a curve to the right having a central angle of 89 deg. 00 min. 08 sec. and a radius of 25.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.83 feet to a point on the Northeast right of way of Shelby County Highway No. 95, said point being on a reverse curve to the left having a central angle of 2 deg. 23 min. 56 sec. and a radius of 2,845.83 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Northeast right of way for a distance of 119.15 feet to a point; thence turn an angle to the right of 83 deg. 13 min. 22 sec. from the chord of last stated curve and run in a Northeasterly direction for a distance of 96.31 feet to a point; thence turn an angle to the right of 89 deg. 30 min. 22 sec. and run in a Southeasterly direction for a distance of 162.00 feet to a point on a curve to the right having a central angle of 14 deg. 37 min. 20 sec. and a radius of 304.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 77.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A parcel of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the most Westerly corner of Lot 7, Block 4, Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 25 degrees 00 minutes 00 seconds East along the Westerly boundary line of said Lot 7, a distance of 100.06 feet (100.0 feet map) to the most Southerly corner of said Lot 7; thence continue along last described course a distance of 212.54 feet to a point on the Westerly line of Lot 9 Block 4 of said Dearing Downs; thence South 65 degrees 00 minutes 00 seconds West a distance of 222.63 feet to a point on the Westerly right of way line of Village Parkway (28 feet right of way) and the point of beginning; thence South 23 degrees 57 minutes 34 seconds East along said Westerly right of way line a distance of 49.75 feet to the beginning of a curve to the right having a radius of 88.68 feet, a central angle of 75 degrees 50 minutes 53 seconds and subtended by a chord which bears South 13 degrees 57 minutes 53 seconds West a distance of 109.01 feet; thence along the arc of said curve and said right of way line a distance of 117.39 feet to the end of said curve; thence South 51 degrees 53 minutes 19 seconds West along the Northerly right of way line of said Village Parkway a distance of 16.06 feet to the beginning of a curve to the right having a radius of 304.13 feet, a central angle of 13 degrees 36 minutes 32 seconds and subtended by a chord which bears South 58 degrees 41 minutes 35 seconds West a distance of 72.07 feet; thence along arc of said curve and said right of way line, a distance of 72.24 feet; thence leaving said right of way line North 19 degrees 20 minutes 55 seconds East a distance of 162.00 feet; thence North 71 degrees 08 minutes 42 seconds East a distance of 141.59 feet to the point of beginning; being situated in Shelby County, Alabama.


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