


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
R. Wilkins Construction, Inc.
PO BOX 621
Helena, Alabama 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)
LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED


20090708000263170 1/1 \$64.50
Shelby Cnty Judge of Probate, AL
07/08/2009 01:56:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Three Thousand Three Hundred Seventy-Three and 00/100 (\$53,373.00) DOLLARS, and other good and valuable telecommunications, this day in hand paid to the undersigned GRANTOR, **RM Properties, LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **R. Wilkins Construction, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I: Lot 20, according to the Survey of Final Plat of Creekwater Phase Two A, as recorded in Map Book 40, Page 81, in the Probate Office of Shelby County, Alabama.

Parcel II: Part of the SW 1/4 of the NW 1/4 of Section 26, Township 20, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of Lot 20 of Creekwater Phase Two A as recorded in Map Book 40, Page 81 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 39 deg. 46 min. 04 sec. W along the west line of said Lot 20, a distance of 223.00 feet to the Point of Beginning; thence S 50 deg 13 min. 56 sec W, a distance of 135.00 feet; thence N 39 deg 46 min 04 sec W, a distance of 55.00 feet; thence N 50 deg 13 min. 56 sec E, a distance of 135.00 feet to a point on the west line of said Lot 20; thence S 39 deg. 46 min 04 sec E along the west line of said Lot 20, a distance of 55.00 feet to the Point of Beginning.

Subject to:
(1) Taxes or assessments for the year 2009 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants and rights of way of record, including but not limited to: (a) Easement as recorded in Instrument No. 2008-5318. (B) Right-of-way granted to BellSouth Telecommunications recorded in Inst. No. 2007-20092. (C) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705. (D) Restrictions appearing of recorded in Inst. No. 2007-34511, Inst. No. 2006-20050 and Inst. NO. 2008-42608.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 Managing Member, Ronnie Morton who is authorized to execute this conveyance, hereto set his signature and seal this the 8th day of July, 2009.

Shelby County, AL 07/08/2009
State of Alabama
Deed Tax : \$53.50


RM Properties, LLC

By: Ronnie Morton, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronnie Morton, whose name as Managing Member of RM Properties, LLC, a limited liability company, 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 limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of July, 2009.


NOTARY PUBLIC
My Commission Expires: 3-3-12