

**THIS INSTRUMENT WAS PREPARED BY:**

Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive, Suite 100  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

STS Properties, LLC  
2136 Viking Circle  
Birmingham, Alabama 35216

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 15th day of January, 2016, by **HELENA PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), to **STS PROPERTIES, LLC**, an Alabama limited liability (hereinafter referred to as the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee o Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");


**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse chain to the Property since the date of acquisition thereof by the Grantor.

Shelby County, AL 01/15/2016  
State of Alabama  
Deed Tax: \$41.50

  
20160115000016900 1/5 \$67.50  
Shelby Cnty Judge of Probate, AL  
01/15/2016 04:04:00 PM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

**Grantor's Name and Mailing Address:**

**HELENA PROPERTIES, LLC**, a Georgia  
limited liability company

1121 Alderman Drive Suite 101  
Alpharetta, Georgia 30005

**Grantee's Name and Mailing Address:**

**STS PROPERTIES, LLC**, an Alabama  
limited liability company

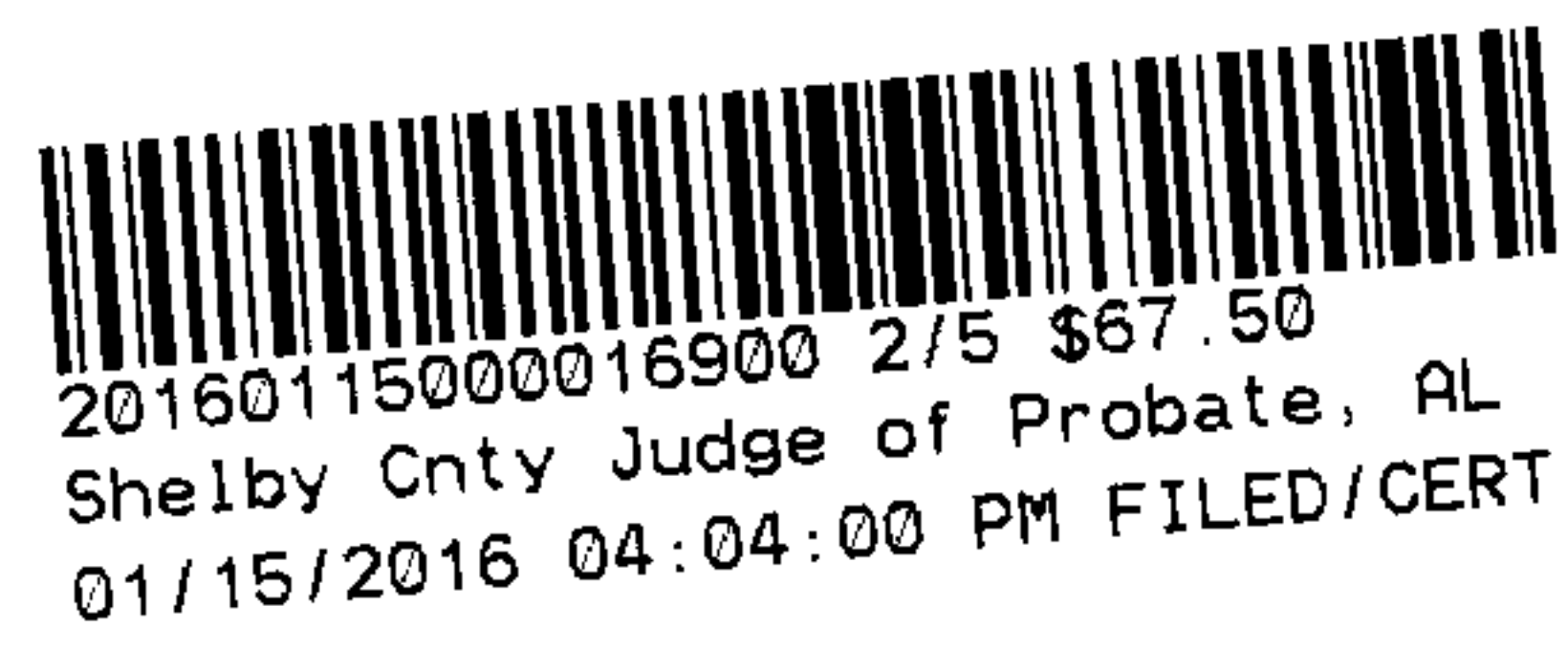
2136 Viking Circle  
Birmingham, Alabama 35216

Property Address: 120 Metrock Circle, Helena, Alabama 35008

Purchase Price: \$275,000.00

The Purchase Price of the Property can be verified by the sales contract.

*[Signature appears on following page]*



IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

**HELENA PROPERTIES, LLC, a Georgia limited  
Liability company**

*Michael A. Hardin*

BY: MICHAEL A. HARDIN  
ITS: MANAGER

STATE OF GEORGIA  
COUNTY OF Fulton

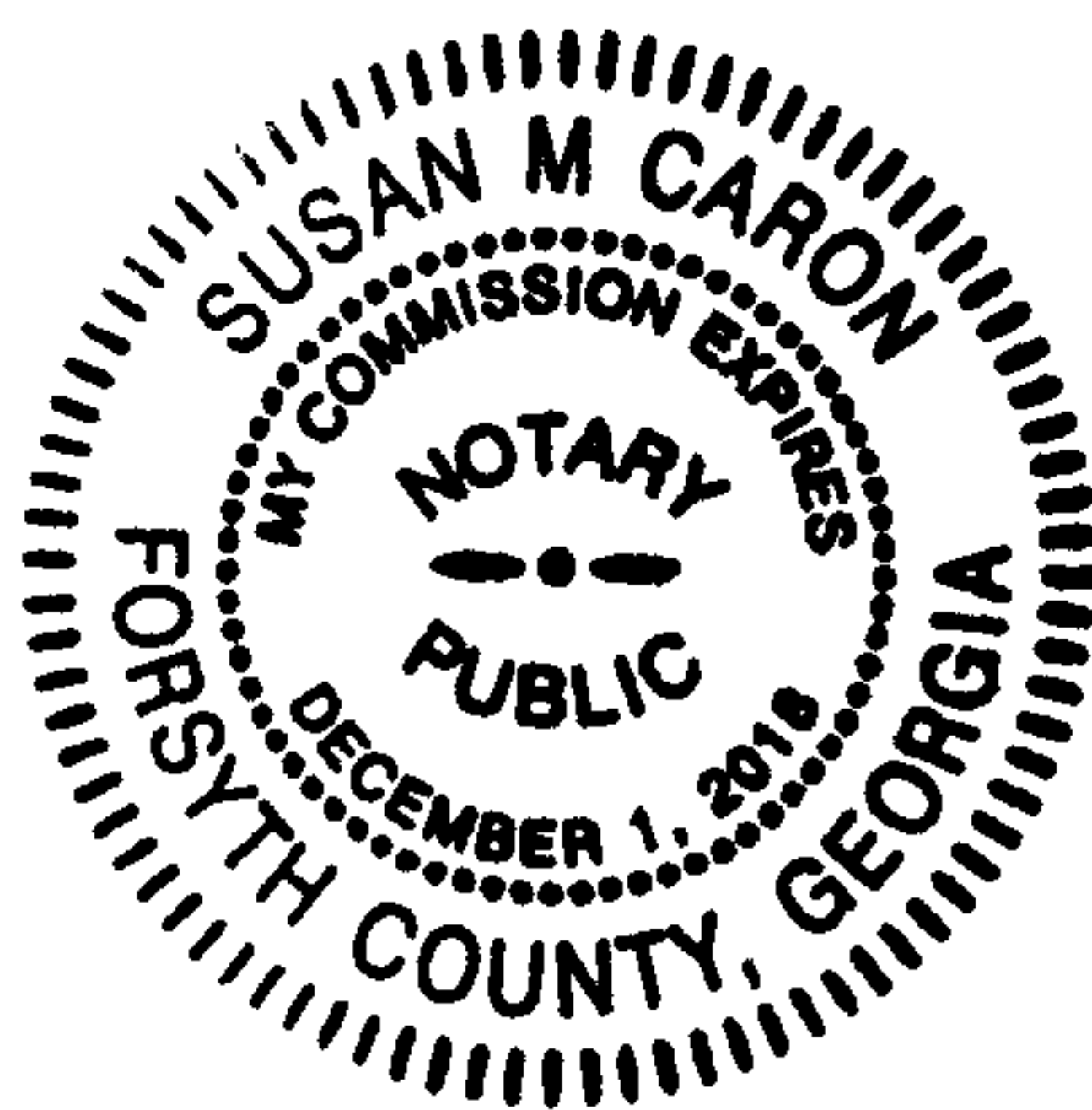
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael A. Hardin, whose names as the Manager of Helena Properties, LLC, a Georgia limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 12<sup>th</sup> day of January, 2016.

*Susan M. Caron*

Notary Public

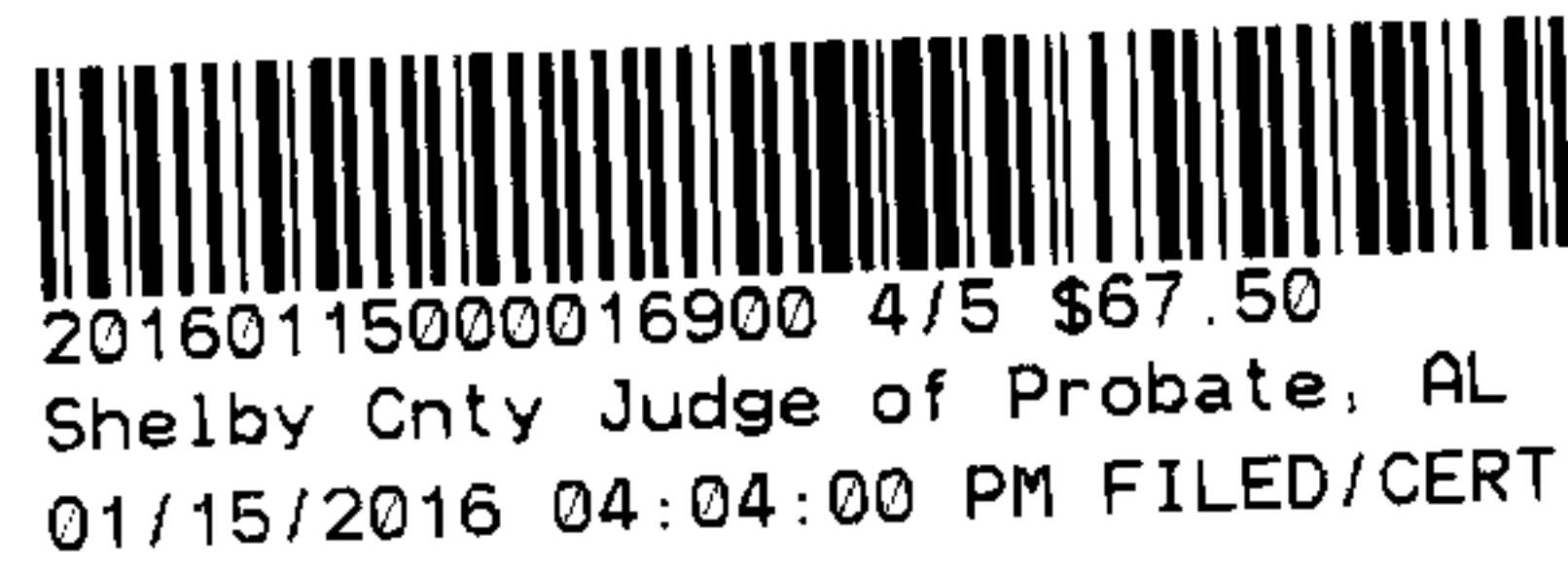
My Commission Expires: December 1, 2018



20160115000016900 3/5 \$67.50  
Shelby Cnty Judge of Probate, AL  
01/15/2016 04:04:00 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 4, according to a Resurvey of Mullin's East Side Addition to Helena, Alabama, as recorded in Map Book 44, Page 49, in the Probate Office of Shelby County, Alabama.






## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

1. Taxes or assessments for 2016 and subsequent years not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Rights of others in and to the use of easement for ingress/egress, as shown on recorded map.
6. Reservations and Easements as shown by recorded map.
7. Right of way to AT&T, recorded in Real 254, page 507, in the Probate Office of Shelby County, Alabama.
8. Easement to the Water Works Board of the Town of Montevallo, as recorded in Deed Book 145, page 465 and Deed Book 176, page 390, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 266, page 739; Deed Book 199, page 446; Deed Book 57, page 88 and Deed Book 146, page 309 in the Probate Office of Shelby County, Alabama.
10. Easement recorded in Instrument 2001-37753 in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 352, page 670 and Instrument 1995-11385, in the Probate Office of Shelby County, Alabama.
12. Easement to AT&T, as recorded in Real 173, page 954, in the Probate Office of Shelby County, Alabama.
13. Encroachment Agreement recorded in Instrument 20041012000564060, in the Probate Office of Shelby County, Alabama.
14. Rights of tenants in possession, as tenants only.

  
20160115000016900 5/5 \$67.50  
Shelby Cnty Judge of Probate, AL  
01/15/2016 04:04:00 PM FILED/CERT