

This instrument was prepared by

(Name) James R. Moncus, Jr.
1313 Alford Avenue
(Address) Birmingham, Al. 35226

Send Tax Notice To: Dave Rambaran
name
1500 Western Oaks Dr.
address
Waco Tx. 76712

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

30,000.

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Clyde W. Pearce, Jr., A married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Dave Rambaran and Lynn Rambaran

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof by reference.

Subject to all restrictions, easements, rights of way and current taxes not
due and payable until October 1, 2001.

Subject property herein is not the homestead of the Grantor nor his spouse.

Inst # 2001-40501

09/19/2001-40501

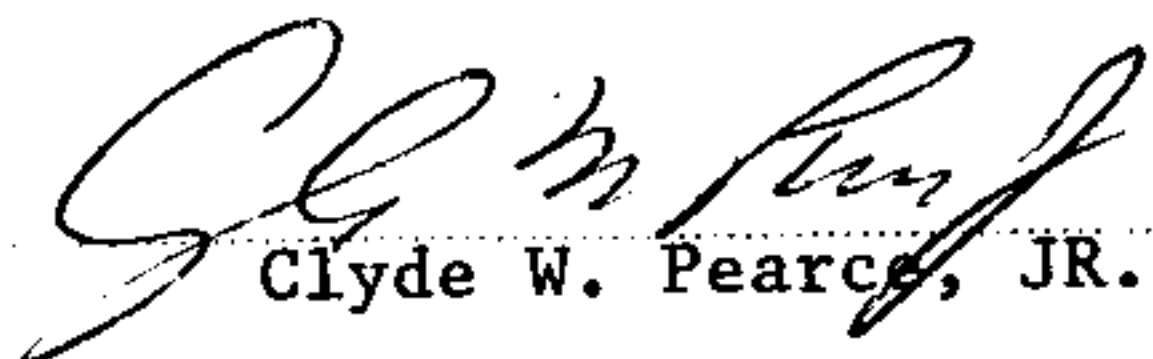
10:26 AM CERTIFIED

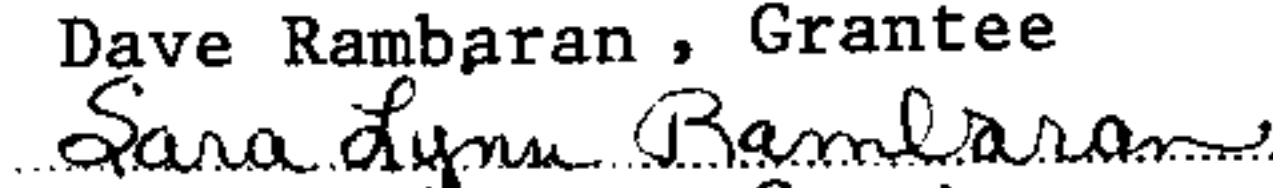
SHELBY COUNTY JUDGE OF PROBATE
002 KSB 52.00

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

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

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 26th
day of July 19th 2001

 (Seal)
Clyde W. Pearce, JR. Grantor

 (Seal)
Dave Rambaran, Grantee
 (Seal)
Lynn Rambaran, Grantee

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dave Rambaran and wife Lynn Rambaran, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July A. D., 2001

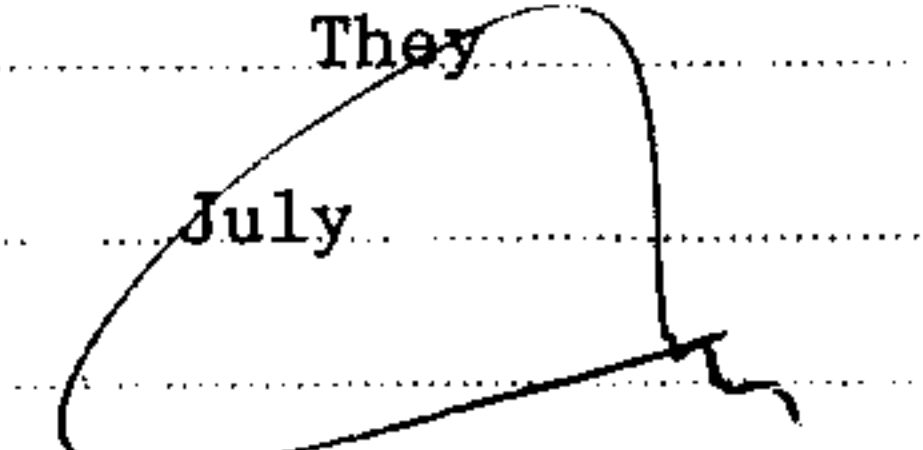

Notary Public

Exhibit A

PROPERTY DESCRIPTION:

Commence at the NW corner of the SE1/4 of the SW1/4 of Section 23, Township 21 South, Range 1 East; thence run Easterly along the north line thereof for 65.0 feet; thence S07°11'00" right run Southerly 202.02 feet thence S07°00' left run Easterly 161.00 feet thence S07°00' right run Southerly 20.0 feet; thence S07°00' left run Easterly 399.63 feet to the Point of Beginning; thence S87°54'40" left run Northerly 43.82 feet; thence N74°34'40" right run Easterly 884.41 feet to the westerly R/L of Paradise Cove Lake thence S87°51'40" right run Southerly along said R/L for 137.23 feet to a curve to the left (having a radius of 394.30 feet and a central angle of 27°04'11") thence run Southerly along said curve for 14.24 feet thence run Westerly parallel with the north line of this parcel for 842.20 feet thence S07°00' right run Northerly 106.13 feet to the Point of Beginning. Containing 3.04 acres.

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