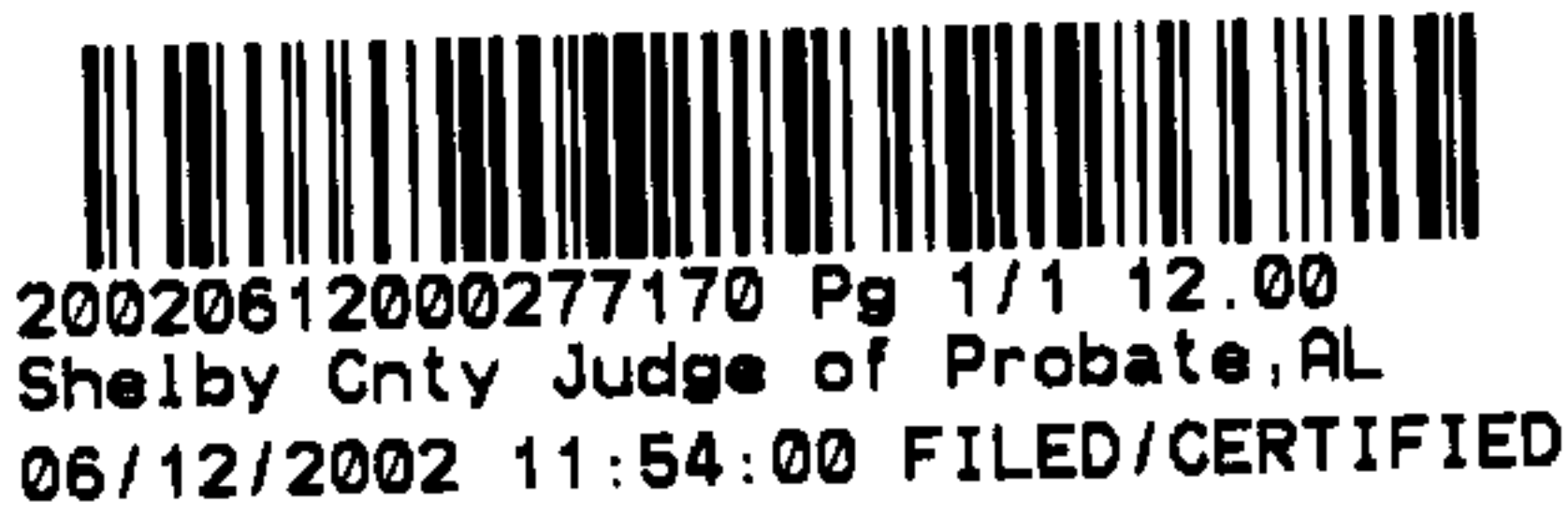


This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99  
**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**



**STATE OF ALABAMA**  
Shelby } **KNOW ALL MEN BY THESE PRESENTS,**  
**COUNTY**

That in consideration of Fifty Six Thousand and 00/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,  
Steven L. Pearce. a married man

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

~~XXXXXXXXXXXX~~ C & C Realty, LLC

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

Lot No. 3, in Block No. 1 of Nickerson Survey on Helena Road of Alabaster, Alabama, lying and being in North Half of NW 1/4 of Section 2, Township 21 Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

A part of Lot 3, in Block 1, in Nickerson's Survey on Helena Road, according to map or plat of said subdivision, as recorded at Page 116, in Map Book 3, in the Probate Office of Shelby County, Alabama, said parcel herein conveyed being more particularly described as follows: Begin at the Northwest corner of Lot 3 in Block 1, of said Nickerson's Survey and thence run East along the Helena Road a distance of 383 feet to the point of beginning; thence continue to run 125 feet along the Helena Road to a point; thence run in a southerly direction 219 feet to a point; thence run in a westerly direction, parallel to the Helena Road, a distance of 125 feet to a point; thence run in a Northerly direction a distance of 219 feet to the point of beginning.

Subject to restrictions, easements and rights of way of record.

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, I have hereunto set my hand(s) and seal(s), this 4th day of April ~~XXXX~~ June, 2002.

\_\_\_\_\_(Seal)

Steven L. Pearce (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

**STATE OF ALABAMA**  
Shelby } **COUNTY**

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven L. Pearce, whose name is signed to the foregoing conveyance is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of XXXX June, A.D., 2002.

Barkow K Beckett  
Notary Public My Commission Expires Feb. 22, 2004