

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P O Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
FOUNDATION DEVELOPMENT GROUP  
523 12th St. NW  
Albany AL 35007

STATUTORY WARRANTY DEED



20050316000117260 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/16/2005 09:03:11AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00)**, to the undersigned grantor, **C & C REALTY, LLC** the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **FOUNDATION DEVELOPMENT GROUP, LLC** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

LOT 3A, according to the Map of Auction Way, a Resurvey of Lot 3, Block 1, Nickerson's Survey on Helena Road, as recorded in Map Book 32, Page 01, in the Probate Office of Shelby County, Alabama.  
SITUATED IN SHELBY COUNTY ALABAMA.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

\$ 110,080.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 31<sup>st</sup> day of January, 2005.

C & C REALTY LLC

Cynthia L Pearce  
AS ITS MEMBERS

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Larry W Pearce and Cynthia L Pearce AS MEMBERS OF C & C REALTY, LLC whose names 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 the 31<sup>ST</sup> day of January, 2005.

Notary Public

My Commission Expires: 10-16-08

