

20051020000545390 1/2 \$261.00
Shelby Cnty Judge of Probate, AL
10/20/2005 09:59:10AM FILED/CERT

Shelby County, AL 10/20/2005
State of Alabama
Deed Tax: \$247.00

FRS File No.: 454860

Customer File No.: 1713043

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Forty-
Seven Thousand and no/100-----DOLLARS and other valuable considerations
to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Tim C. Learnard and Pamela C. Learnard, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its
General Partner, Prudential Homes Corporation of 16260 North 71st Street, 2nd Floor Reception,
Scottsdale, AZ 85254

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 33, according to the survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate
Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

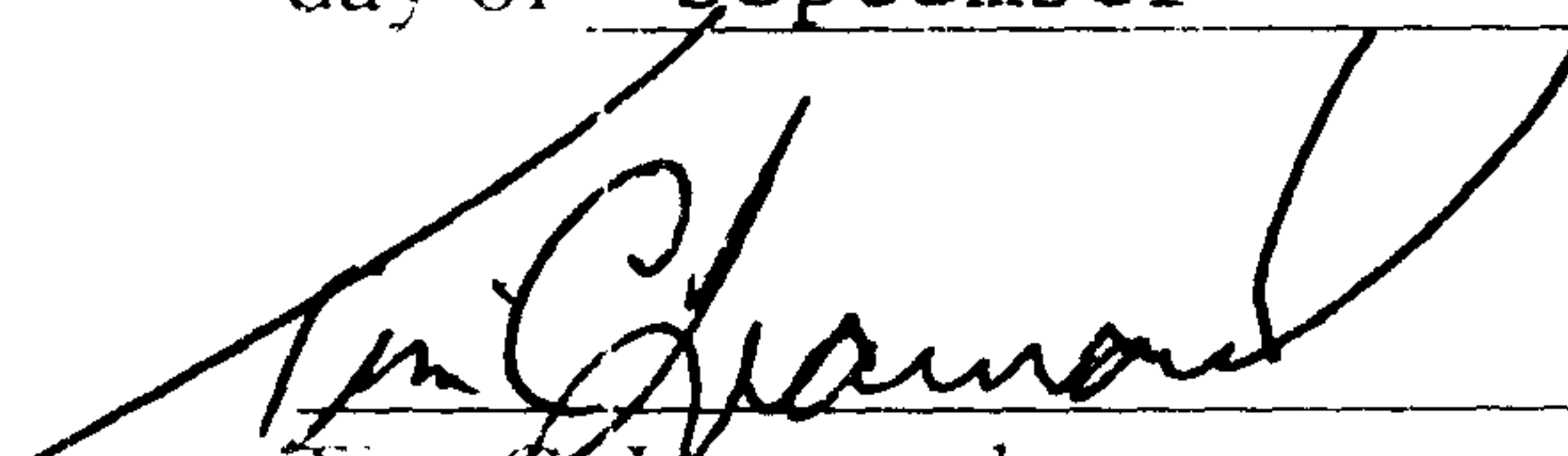
For ad valorem tax appraisal purposes only, the address of the property is 217 Belvedere Drive,
Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

CLAYTON C. GENTRY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE. its heirs and assigns. and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 28th day of September 2005.



Tim C. Learnard (Seal)



Pamela C. Learnard (Seal)

THE STATE OF Alabama }
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tim C. Learnard , a married man (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of September, 2005.



Notary Public (Seal)

11-6-07

My Commission Expires

THE STATE OF Alabama }
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela C. Learnard , a married woman (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of September, 2005.




Notary Public (Seal)

11-6-07

My Commission Expires

This document prepared by: Lidia Martinez, Account Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216


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