

Send tax notice to:

CARRON A. PEARCE

5275 GREYSTONE WAY

BIRMINGHAM, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

✓ Executive Real Estate Group, LLC

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 01/12/2007
State of Alabama

Deed Tax: \$51.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ten Thousand Nine Hundred Thirty and 00/100 Dollars (\$210,930.00) in hand paid to the undersigned, RD DEVELOPMENT, LLC (hereinafter referred to as "Grantor") by CARRON A. PEARCE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 70, ACCORDING TO THE SURVEY OF HERITAGE TRACE PHASE I SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$160,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, RD DEVELOPMENT, LLC by DONALD R. PROCTOR its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of December, 2006.

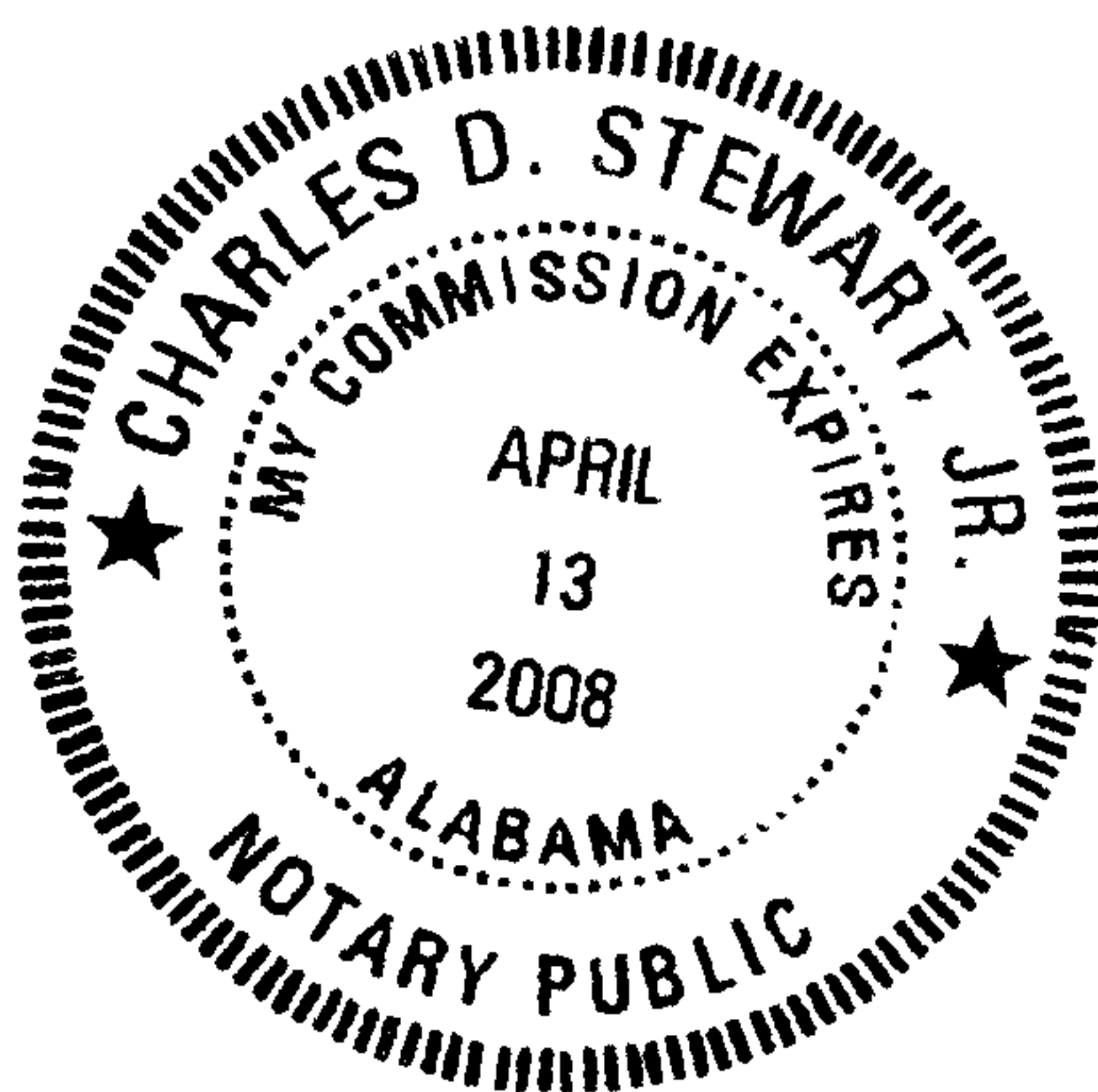
RD DEVELOPMENT, LLC

By: Donald R. Proctor
DONALD R. PROCTOR
ITS MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD R. PROCTOR, whose name as MEMBER of RD DEVELOPMENT, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 29th day of December, 2006.



Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-08