



20070802000359990 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
08/02/2007 09:39:45AM FILED/CERT

Shelby County, AL 08/02/2007
State of Alabama

Deed Tax: \$29.50

Send tax notice to:
H.R. EDDINGS
104 SUMTER WAY
MONTEVALLO, AL 35115

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

2007282

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty-Nine Thousand Five Hundred and 00/100 Dollars (\$29,500.00) in hand paid to the undersigned, D R HOLDING COMPANY LLC (hereinafter referred to as "Grantor") by H.R. EDDINGS and TINA EDDINGS (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 118, ACCORDING TO THE MAP OF HERITAGE TRACE, PHASE 1, 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, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

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.



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IN WITNESS WHEREOF, Grantor, D R HOLDING COMPANY LLC by
DONALD R. PROCTOR, its MEMBER, who is authorized to execute this conveyance,
has hereunto set his signature and seal on this the 30TH day of July, 2007.

By: Donald R. Proctor
D/R HOLDING COMPANY LLC
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 D R HOLDING
COMPANY 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 corporation.

Given under my hand and official seal this the 30TH day of July, 2007.

[Signature]

Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-08

