

Send tax notice to:
STEVEN BENSON
149 PATRIOT PARK
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

2008519

Shelby County, AL 02/26/2008
State of Alabama

SHELBY COUNTY

Deed Tax: \$33.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Thirty-Two Thousand Nine Hundred and 00/100 and 00/100 Dollars (\$32,900.00) in hand paid to the undersigned, RD DEVELOPMENT, LLC (hereinafter referred to as "Grantor") by STEVEN BENSON and SHERRIE L. BENSON (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 81, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE 1, SECTOR 2, AS RECORDED IN MAP BOOK 35, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 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.

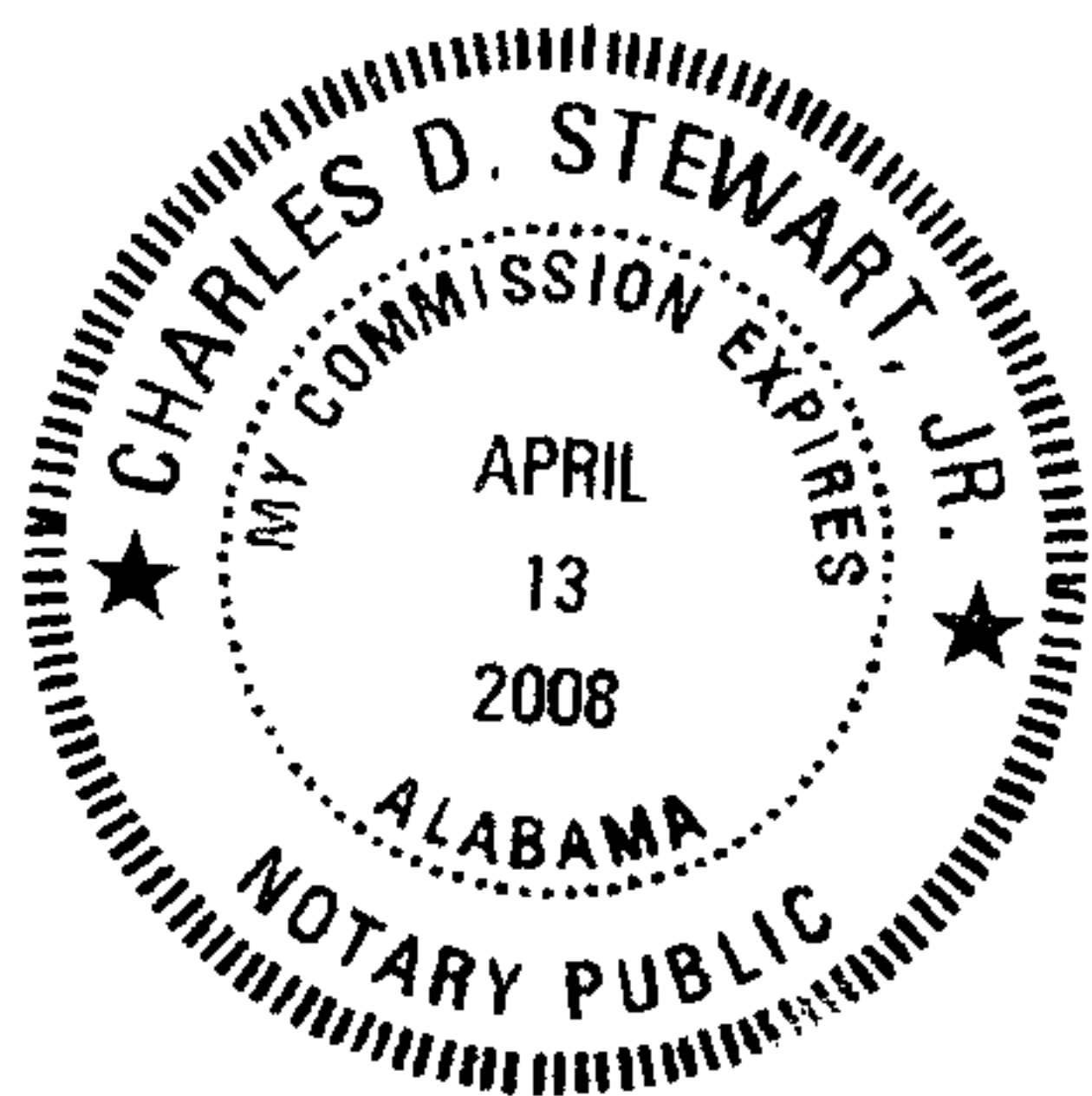
IN WITNESS WHEREOF, Grantor, RD DEVELOPMENT, LLC, by DONALD R. PROCTOR its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of February, 2008.

By: *Donald R. Proctor*
RD DEVELOPMENT, LLC
BY: 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 21st day of February, 2008.



Charles D. Stewart, Jr.
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4-13-08*