

20080610000236570 1/2 \$257.00
Shelby Cnty Judge of Probate, AL
06/10/2008 01:50:13PM FILED/CERT

Shelby County, AL 06/10/2008
State of Alabama

Deed Tax: \$243.00

Send tax notice to:
Deidre J. Conover
124 Waterloo Bend
Birmingham, AL 35242
BHM0800250

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Forty Six Thousand Eight Hundred Fifty and 07/100 Dollars (\$746,850.07) in hand paid to the undersigned, Pearson Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Deidre J. Conover and Jason W. Blankenship (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, page 90, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

\$417,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$87,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with rights of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators 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, Pearson Construction, LLC, an Alabama Limited Liability Company by Harry Pearson, Jr. its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of June, 2008.

Pearson Construction, LLC
an Alabama Limited Liability
Company

By: [Signature]
Harry Pearson, Jr.
ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Pearson, Jr., whose name as its MEMBER of Pearson Construction, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 6th day of June, 2008.



Print Name:

[Signature]
Notary Public

Commission Expires: 8/28/10