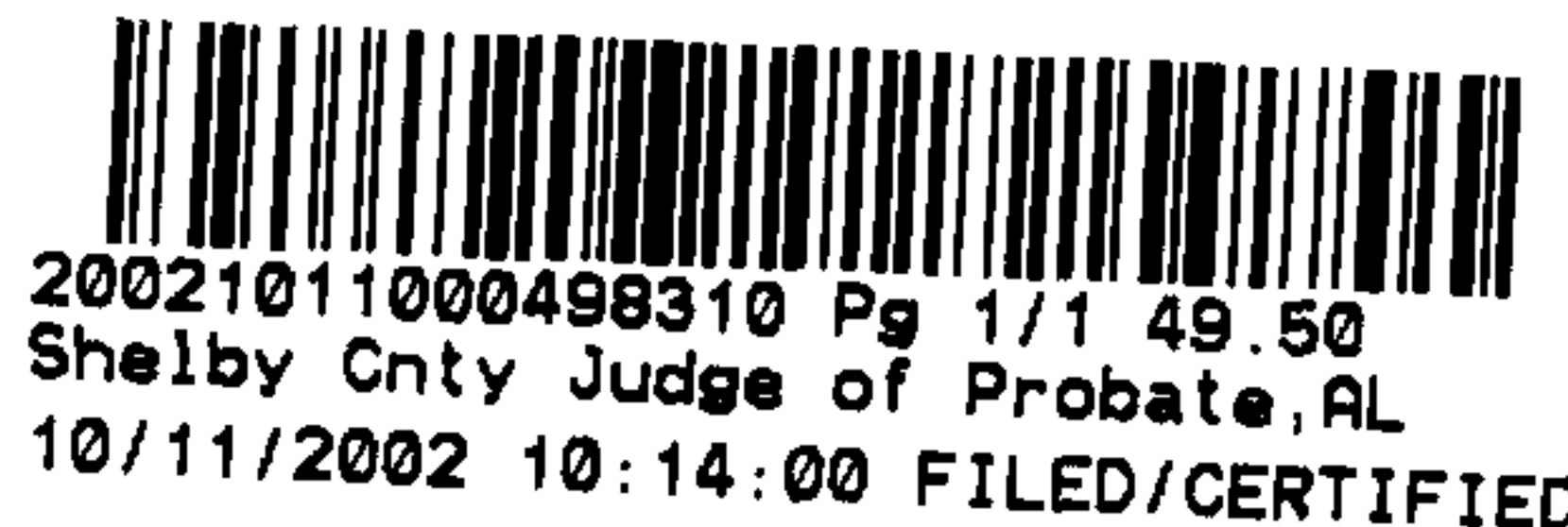


**SEND TAX NOTICE TO:**

(Name) Cynthia Pearce

(Address) \_\_\_\_\_



This instrument was prepared by:

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Billy Thomas d/b/a Billy Thomas Building & Remodeling

(herein referred to as grantors) do grant, bargain, sell and convey unto

Cynthia Pearce and Larry W. Pearce, Jr.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land situated in the N 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 1 of Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, Page 61, in the Office of the Judge of Probate in Shelby County, Alabama; thence North 89 degrees 49 minutes 30 seconds West along the North line of said subdivision a distance of 481.39 feet to the NW corner of lot 4 of said subdivision; thence South 03 degrees 28 minutes 41 seconds East along the West line of said Lot 4 a distance of 300.00 feet to the Northerly right of way of Burnt Pine Drive; thence North 89 degrees 49 minutes 30 seconds West along said right of way a distance of 159.29 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 350.00 feet; thence South 79 degrees 36 minutes 39 seconds West a distance of 272.73 feet; thence North 89 degrees 49 minutes 30 seconds West a distance of 150.00 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 605.48 feet; thence South 89 degrees 46 minutes 52 seconds East a distance of 1001.03 feet; thence South 03 degrees 28 minutes 41 seconds East a distance of 606.56 feet to the point of beginning.

Subject to taxes for 2003 and subsequent years, easements, rights of way and permits of record.

\$71,478.40 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of October, 2002.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

BILLY THOMAS D/B/A BILLY THOMAS BUILDING & REMODELING

BY: Billy Thomas

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas d/b/a Billy Thomas Building & Remodeling 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 official seal this 9th day of October, A. D., 20 02

My Commission Expires: 10/16/04

[Signature]  
Notary Public.