File No.: 15013

WARRANTY DEED

STATE OF ALABAMA

) SEND TAX NOTICE TO:
Richard T. Pearson and Tracy Pearson

COUNTY OF SHELBY

) Richard T. Pearson and Tracy Pearson
Street North, Suite 209, Alabaster, AL 35007.
No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that James Robert Voshall and Heather D. Voshall, (hereinafter "GRANTORS"), for and in consideration of the sum of \$220,000.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Richard T. Pearson and Tracy Pearson (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 7, Block 3, according to the Survey of Norwick Forest, First Sector, as recorded in Map Book 11, Page 63, in the Probate Office of Shelby County, Alabama.

\$216,015.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on August 24, 2015.

James Robert Voshall

Heather D. Voshall

STATE OF ALABAMA COUNTY OF SHELBY 20150828000299190 1/2 \$21.00 Shelby Cnty Judge of Probate, AL 08/28/2015 09:19:56 AM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that James Robert Voshall and Heather D. Voshall whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on August 24, 2015.

Shelby County, AL 08/28/2015 State of Alabama Deed Tax:\$4.00

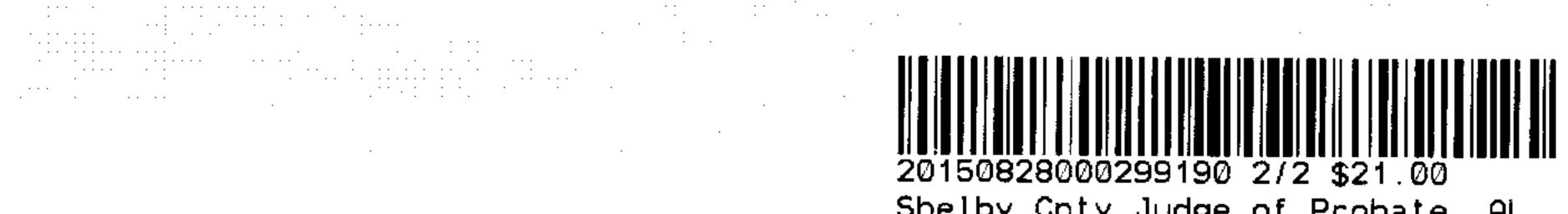
NOTARY PUBLIC

15 Aug 2017

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jai	nes Robert Voshall and Heat	her D. Voshall Grantee's Name	Richard T. Pearson and Tracy Pearson
Mailing Address		Mailing Address	220 Nottingham Drive
	109 Newgate Road		Calera, AL 35040
	Alabaster, AL 35007		
Property Address	109 Newgate Road	Date of Sale	August 24, 2015
	Alabaster, AL 35007	Total Purchase Price	\$ 220,000.00
		Or	
		Actual Value	\$
		Assessor's Market Value	\$
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	ocument presented for re his form is not required.	cordation contains all of the re	quired information referenced
		Instructions	
	mailing address - provider current mailing address.	e the name of the person or pe	ersons conveying interest
Grantee's name and to property is being		le the name of the person or p	ersons to whom interest
Property address - t	he physical address of th	e property being conveyed, if a	available.
Date of Sale - the d	ate on which interest to th	ne property was conveyed.	
	e - the total amount paid f the instrument offered for	for the purchase of the property record.	y, both real and personal,
conveyed by the ins		d. This may be evidenced by a	, both real and personal, being n appraisal conducted by a
excluding current us responsibility of valu	se valuation, of the prope	determined, the current estimately as determined by the local tax purposes will be used and 1 (h).	official charged with the
accurate. I further u		statements claimed on this fon	ed in this document is true and may result in the imposition
Date August 24, 201	5	Print Wene Pit	1 3
Unattested		sign W Sw State	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one



20150828000299190 2/2 \$21.00 Shelby Cnty Judge of Probate, AL 08/28/2015 09:19:56 AM FILED/CERT