

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbia, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION AND ONE (\$1.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frank H. Pearce and wife, Dorothy C. Pearce
(herein referred to as grantors) do grant, bargain, seil and convey unto

Garry W. Pearce and wife, Priscilla W. Pearce
(herein referred to as 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, the following described real estate situated
in Shelby County, Alabama to-wit:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 20, Township 19,
Range 1 West, and run thence South 580 feet; thence turn at a right angle and
go 106 feet to a point on the south side of an unpaved road, which is the point
of beginning of the parcel herein described; thence south 300 feet; thence west
300 feet; thence north 300 feet, more or less, to a point on the south side of
said unpaved road; thence east along the south side of said unpaved road a dis-
tance of 300 feet, more or less, to the point of beginning, containing 2 acres,
more or less.

Also, an easement of a uniform width of 20 feet on and along said unpaved road
to provide ingress and egress to and from the above described parcel and U. S.
Highway 280.

Subject to easements and rights of way of record.

BOOK 319 PAGE 901

19790605000068740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1979 12:00:00AM FILED/CERT

310 JUN 5 AM 10:03

JUDGE OF PROBATE

Deed 12.00
Rec. 1.50
Duel. 1.00
14.50

TO HAVE AND TO HOLD 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 heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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, WE have hereunto set OUR hand(s) and seal(s), this
day of May, 1979

WITNESS:

Garry W. Pearce (Seal)

Priscilla W. Pearce (Seal)

(Seal)

F. H. Pearce (Seal)

Dorothy C. Pearce (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Frank H. Pearce and wife, Dorothy D. Pearce
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of May, A. D., 1979.

Garry W. Pearce
3908 Cypress Dr.
K. H. ... 35-243

Nora Crane
Notary Public.

