



19791213000162300 1/2 \$ .00  
 Shelby Cnty Judge of Probate, AL  
 12/13/1979 12:00:00AM FILED/CERT

439

1979 380

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) and other good and valuable considerations to the undersigned grantors, Thomas M. Pearce, an unmarried man and Marilyn M. Pearce, an unmarried woman, in hand paid by Thomas M. Pearce and Marilyn M. Pearce, the receipt whereof is hereby acknowledged, we, the said Thomas M. Pearce, an unmarried man and Marilyn M. Pearce, an unmarried woman, do GRANT, BARGAIN, SELL and CONVEY unto the said Thomas M. Pearce, an unmarried man, the following described real estate situated in Shelby County, Alabama:

BOOK 323 PAGE 857

Lot 33 according to an Addition to the Map of Mountain View Lake Company, Second Sector, being more particularly described as follows: Start at the most southerly corner of Lot 32 according to Map of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Probate Office of Shelby County, Alabama, runs thence south-westwardly along an extension of the southeast line of said Lot 32 for a distance of 71.10 feet for point of beginning of a particular description of said Lot 33; thence turn an angle to the right from the last described line and run in a westerly direction for 148.78 feet to a point; thence turn an angle to the right of 90° 29' and continue in a westerly direction 190.62 feet to a point; thence turn an angle to the right of 82° 57' and run in a northerly direction 134.65 feet, more or less, to the southerly edge of a lake; thence turn to the right and run in a generally easterly direction along the southerly edge of said Lake to the most westerly corner of said Lot 32; thence turn an angle to the right and run in a south-easterly direction 227.67 feet, more or less, to the point of beginning.

Subject to the terms, exceptions and conditions as set out below:

This deed is to convey all right, title and interest which the grantors have in said property or which may be acquired in the future, including all rights of survivorship created by the deed recorded in Real Volume 29, page 119.

TO HAVE AND TO HOLD, to the said Thomas M. Pearce, an unmarried



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man, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Thomas M. Pearce, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; that we have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, administrators and executors shall forever warrant and defend the same to the said Thomas M. Pearce, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 20<sup>th</sup> day of June, 1974.

NO TAX COLLECTED

BOOK 323 PAGE 858

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED  
 1079 380

JUN 20 4 21 PM '74

HIG TAX  
 HAS BEEN  
 PAID ON THIS INSTRUMENT.  
 J. H. ...  
 JUDGE OF PROBATE

250  
 21  
 27.15

Thomas M. Pearce  
 Thomas M. Pearce

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

REC 3.00  
 INC 1.00  
 4.00

Marilyn M. Pearce  
 Marilyn M. Pearce

1979 DEC 13 AM 9:00

Thomas A. Snowden, Jr.  
 JUDGE OF PROBATE

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Thomas M. Pearce, an unmarried man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of June, 1974.

Jacqueline B. Hill  
 Notary Public

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Marilyn M. Pearce, an unmarried woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of June, 1974.

Jacqueline B. Hill  
 Notary Public