

(Name) Larry W. Pearce
102 East Highway 25
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND DOLLARS AND NO/100-----(\$7,000.00) DOLLARS

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

Patsy Brown Duke, a married woman

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

Larry W. Pearce and wife, Judy G. Pearce

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

SHELBY County, Alabama to-wit:

Lot 2, in Block 1, according to J. W. Johnston's Addition to the Town of Columbiana as shown by map of said survey on record in the Probate Office of Shelby County, Alabama in Map Book 3, Page 24, situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West.

Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR'S HOMESTEAD.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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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 22nd day of March, 19 85

WITNESS:

Recd 2.50
Jud 1.00
3.50

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT TO BE
 1985 MAR 27 PM 12:39 (Seal)

Patsy Brown Duke (Seal)
Patsy Brown Duke (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY } JUDGE } (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patsy Brown Duke, a married 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March

Mike A

Notary Public