

Grantee Lee M. Pearson, Jr.  
7073 Bruce Drive  
Bessemer, AL 35023

CORPORATION FORM WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY-THREE THOUSAND FOUR HUNDRED FIFTY-FIVE AND NO/100 DOLLARS to the undersigned grantor,

BLUE CREEK LAND CO., INC. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, sell and convey unto

LEE M. PEARSON, JR. and wife, KATIE L. PEARSON

(herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit;

Southeast Diagonal 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4; Southeast 1/4 of the Northwest 1/4 of Section 25, Township 21 South, Range 4 West, Shelby County, Alabama.

ALSO:

East 25 acres of the Southwest 1/4 of the Southeast 1/4; West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 4 West, Shelby County, Alabama.

LESS AND EXCEPT: Any part of subject property lying within the right of way of a public road.

SUBJECT TO THE FOLLOWING:

1. All minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 239, Page 71; and Deed Book 5, Page 107.
2. Permit application as recorded in Misc. 45, Page 890.
3. Declaration of Easement Agreement as recorded in Real Volume 305, Page 547.
4. Coal Seam Gas Agreement in Real Volume 222, Page 386, amended in Real Volume 280, Page 47 and partial assignment in Real Volume 326, Page 388.
5. Restrictions and Conditions as described in deed recorded in Inst. No. 1996-04333.
6. Release of damages as described in Inst. No. 1996-04333.
7. All reservations, restrictions, easements, assessments and right of ways of record or in evidence through use.

04/30/1996-14003  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 84.50

Inst # 1996-14003

TO HAVE AND TO HOLD unto the said GRANTEE 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 served 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that its lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1996-14003

IN WITNESS WHEREOF, the said GRANTOR by its President A. Glenn Weaver, who is authorized to execute this conveyance, hereto set its signature and seal, this the 3<sup>RD</sup> day of April, 1996.

BLUE CREEK LAND CO., INC

A. Glenn Weaver  
A. Glenn Weaver, President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority a Notary Public in and for said County, in said State hereby certify that A. Glenn Weaver whose name as the President of BLUE CREEK LAND CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3<sup>RD</sup> day of April, 1996.

Joseph T. Bradford  
Notary Public  
Commission Expires 8-20-98

This deed prepared by:  
Blue Creek Land Co., Inc.  
412 4th Avenue, Bessemer, Alabama

Inst # 1996-14003

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