

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Maurice Pearson

This instrument was prepared by

(Address) 15104 Hwy. 42  
Shelby, Al. 35143

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 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 Five Hundred and no/100 ----- DOLLARS

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

Maurice Pearson and Lois R. Pearson, husband and wife

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

Maurice Pearson and lois R. Pearson, husband and wife

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

Shelby

County, Alabama to-wit:

The south half of the northeast quarter and the north half of the southeast quarter and the southeast quarter of the southeast quarter of Section 15, and all that part of the northeast quarter of the northeast quarter of Section 22, lying north of the right of way of the Louisville & Nashville Railroad Company; all in Township 22, Range 1 East, Shelby County, Alabama.

ALSO,

The Southwest quarter of the Southeast quarter Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Maurice Pearson is the surviving grantee in that certain deed recorded in Deed Book 232, Page 627. The other grantee, Thelma Pearson is deceased, having died on February, 1991.

01/09/1998-00739  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 9.00

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, we have hereunto set our hand(s) and seal(s), this 9

day of January, 19 98

WITNESS:

(Seal)

Maurice Pearson

(Seal)

(Seal)

Lois R. Pearson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Maurice Pearson and Lois R. Pearson

whose name S 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 9 day of January, A. D., 19 98

Martha J. Wilder

Notary Public

Inst # 1998-00739