

This instrument was prepared by

Send Tax Notice To: RAYMOND A. PEARCE

(Name) GENE W. GRAY, JR.

name

120 WALTHAM ABBEY

address

ALABASTER, ALABAMA 35007

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$165,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES L. CHAMBERS AND WIFE, ANGELA D. CHAMBERS

(herein referred to as grantors) do grant, bargain, sell and convey unto RAYMOND A. PEARCE AND WIFE, CARRON A. 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 47, ACCORDING TO THE SURVEY OF WEATHERLY GLEN ABBEY, SECTOR 12, PHASE 2,
AS RECORDED IN MAP BOOK 19 PAGE 103 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. #1995-04636.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT
RECORDED IN DEED BOOK 127, PAGE 410 AND DEED BOOK 194, PAGE 30.

AGREEMENT FOR INGRESS AND EGRESS AS SET OUT IN DEED BOOK 289, PAGE 858.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RIGHTS SET OUT IN INST. #1994-24487.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 103.

AGREEMENT WITH WATER LINE EASEMENT AS SHOWN BY INST. #1992-14698.

\$132,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

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 2nd
day of September, 19 99.

(Seal)

(Seal)

(Seal)

JAMES L. CHAMBERS (Seal)

ANGELA D. CHAMBERS (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JAMES L. CHAMBERS AND WIFE, ANGELA D. CHAMBERS
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 2nd day of September, A.D., 1999

GENE W. GRAY, JR.

Notary Public