20021031000539720 Pg 1/1 21.00
Shelby Cnty Judge of Probate,AL
10/31/2002 15:43:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Prime Development Company, Inc.

(Address) 2129 First Avenue, North, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS.**
COUNTY OF SHELBY)

That in exchange for 1/8 interest in commercial property located in Pelham, Alabama.

to the undersigned grantor, **CLYDE W. PEARCE, JR.** (herein referred to as **GRANTOR),** in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, sell and convey unto

J. Wray Pearce and Joan B. Pearce

(herein referred to as **GRANTEES)** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 12, according to the map of Oak Harbour, Phase I, as recorded in Map Book 28, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said, **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a 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.

IN WITNESS WHEREOF, the said **GRANTOR, Clyde W. Pearce, Jr.** has hereto set its signature this the 31st day of OCTOBER 2002.

BY _____
Clyde W. Pearce, Jr.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for the said County in said State, hereby certify that Clyde W. Pearce, Jr. 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, has, 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 31st day of October, 2002.

Leeanne P. Blasgow 10/31/02
Date

My Commission Expires 4-3-2005