

This instrument was prepared by:

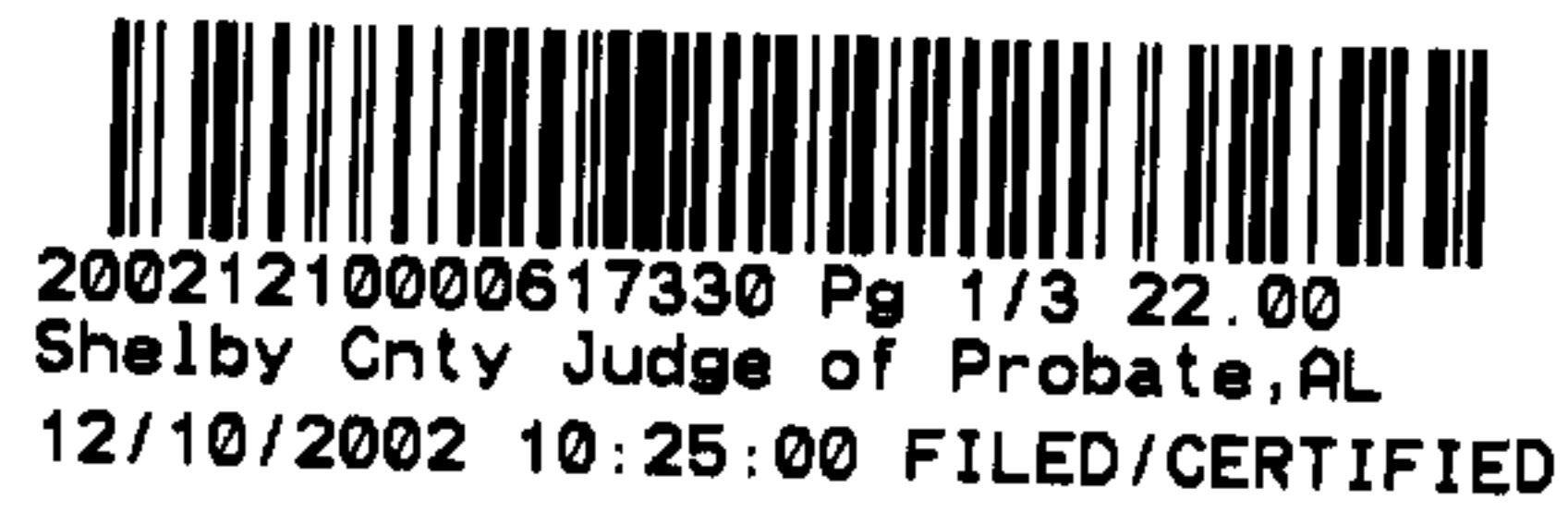
(Name) David F. Ovson, LLC  
(Address) 1130 South 22nd Street  
Ridge Park Building, Suite 4800  
Birmingham, AL 35205

Clyde W. Pearce, Jr.  
J. Wray Pearce

Send Tax Notice To: \_\_\_\_\_  
name \_\_\_\_\_  
address \_\_\_\_\_

WARRANTY DEED-

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:



That in consideration of Ten and No/100 (\$10.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Clyde W. Pearce, Jr., a married man and J. Wray Pearce, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Clyde W. Pearce, Jr. an undivided three-fourths interest and J. Wray Pearce, an undivided one-fourth interest

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

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

SUBJECT TO:

- 1. Ad valorem taxes for the year 2003, which are a lien, but not yet due and payable until October 1, 2003.
- 2. Easements, rights-of-way, restrictions, conditions and covenants of record.

The subject property is not the homeplace of the grantors or their spouses.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 1<sup>st</sup> day of November, 2002

Leoune D. Blasgow (Seal)  
Leoune D. Blasgow (Seal)  
\_\_\_\_\_ (Seal)

Clyde W. Pearce, Jr. (Seal)  
J. Wray Pearce (Seal)  
\_\_\_\_\_ (Seal)

General Acknowledgment

STATE OF ALABAMA }  
Shelby COUNTY }  
I, Leoune D. Blasgow, a Notary Public in and for the said County, in said State, hereby certify that  
Clyde W. Pearce, Jr., a married man

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 1<sup>st</sup> day of November A.D., 2002

Leoune D. Blasgow  
Notary Public

STATE OF ALABAMA

Shelby COUNTY

I Genevieve P. Glasgow a Notary Public in and for said County, in said State, hereby certify that J. Wray Pearce, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of November, 2002.

Genevieve P. Glasgow  
NOTARY PUBLIC

My commission expires: April 3, 2005

EXHIBIT "A"

20021210000617330 Pg 3/3 22.00  
Shelby Cnty Judge of Probate, AL  
12/10/2002 10:25:00 FILED/CERTIFIED

From the Northeast corner of Section 36, Township 19 South, Range 3 West, go South 03 deg. 30 min. 00 sec. East along the East line of Section 36 a distance of 550.00 feet; thence South 72 deg. 50 min. 37 sec. West a distance of 336.82 feet to an Iron for a point of beginning; thence South 72 deg. 50 min. 37 sec. West a distance of 116.75 feet to an Iron; thence South 32 deg. 22 min. 28 sec. East a distance of 375.00 feet to an Iron; thence South 74 deg. West a distance of 59.00 feet to an Iron on the Northeast-erly right of way of Old Montgomery Highway; thence South 63 deg. 51 min. 05 sec. East along said right of way a distance of 98.77 feet to an Iron; thence North 66 deg. 52 min. 31 sec. East a distance of 190.07 feet to an Iron on the Southeasterly right of way line of Alabama Highway 31; thence left along said right of way, along the arc of a curve to the right which has a radius of 2009.86 feet, a delta angle of 08 deg. 48 min. 09 sec., a chord bearing of North 16 deg. 16 min. 41 sec. West and a chord of 308.47 feet; a distance along said arc of 308.78 feet; thence South 72 deg. 42 min. 31 sec. West a distance of 200.01 feet to an Iron; thence North 10 deg. 32 min. 29 sec. West a distance of 101.35 feet to the point of beginning. Containing 1.93 acres and lying in the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama. According to survey of Watkins Engineering Consultants, Inc.