


This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Raymond Pearson
(Address) 615D Hwy 13
Helena Ala 35080

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**


20030225000114720 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/25/2003 08:53:00 FILED/CERTIFIED

That in consideration of One Thousand and no/100-----
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph P. Sanders, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Raymond Pearson and Cynthia Pearson
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

PARCEL A:
Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence South 90 degrees 00 minutes 00 seconds East along the North line of said Quarter-Quarter a distance of 50.00 feet to a set rebar corner and the point of beginning of the property being described; thence run South 90 degrees 00 minutes 00 seconds East along said Quarter-Quarter line a distance of 983.32 feet to a corner in the centerline of Hurricane Creek; thence run South 51 degrees 45 minutes 50 seconds East along said centerline of said creek a distance of 111.20 feet to a corner; thence run South 14 degrees 04 minutes 36 seconds East along centerline of said creek a distance of 46.09 feet to a corner; thence run South 21 degrees 17 minutes 22 seconds West along centerline of said creek a distance of 92.80 feet to a corner in the centerline of creek; thence run South 89 degrees 59 minutes 59 seconds West a distance of 150.00 feet to a corner; thence run North 77 degrees 57 minutes 58 seconds West a distance of 959.26 feet to the point of beginning.
According to survey of Joseph E. Conn, Jr., RLS #9049, dated January 14, 2003.
Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of February, 2003.

WITNESS:

_____(Seal) Joseph P. Sanders _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Sanders 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 21st day of February A.D., 2003
[Signature]
Notary Public.