

**THIS INSTRUMENT WAS PREPARED BY:**

Mary Douglas Hawkins  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL 35203

**Send Tax Notice To:**

Carol W. Murphy  
Denise Thomas  
*1945 Highway 155*  
*JEMISON, AL 35085*

**WARRANTY DEED**

THE STATE OF ALABAMA     )  
                                          :  
SHELBY COUNTY                )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of SEVENTY FOUR THOUSAND and No/100 Dollars (\$74,000.00) in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **COLIN A. PEARSON and wife, DIANE E. PEARSON** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **CAROL W. MURPHY and DENISE THOMAS** (hereinafter called Grantees), as joint tenants with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Map and Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 2003.
2. Right of way granted to Alabama Power Company recorded in Deed Book 126, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, building lines, restrictive covenants and conditions as set forth on plat recorded in Plat Book 28, Page 48, in said Probate Office.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, as joint tenants, with right of survivorship, their heirs, personal representatives 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.

Grantors hereby covenant with the said Grantees, their heirs, personal representatives and assigns, that Grantors are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances; that they have a good right to sell and convey the same to the said Grantees herein, and that Grantors, their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

28<sup>th</sup> IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the  
day of March 2003.

Colin A. Pearson (SEAL)  
COLIN A. PEARSON

Diane E. Pearson (SEAL)  
DIANE E. PEARSON

THE STATE OF ALABAMA     )  
JEFFERSON COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Colin A. Pearson and wife, Diane E. Pearson, whose names 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 28<sup>th</sup> day of March 2003.

Mary Douglas Hawkins  
NOTARY PUBLIC  
My commission expires: 3/5/04