

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) ✓ Ronald G. Cox
(Address) P.O. Box 2003
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH THE REMAINDER TO SURVIVOR

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

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we,

Larry W. Pearce and wife, Cynthia Pearce

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald G. Cox and wife, Susanne M. Cox

(herein referred to as **GRANTEES**) the following described real estate situated in SHELBY County, Alabama to-wit:

Commencing at a 1 1/4 inch rebar found at the NE corner of the SW 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence S 0°24'55" W a distance of 124.42 feet to capped rebar found; thence following the curvature thereof an arc distance of 146.63 feet to a capped rebar found (said arc having a chord bearing of N 88°44'20" W, a clockwise direction, a chord distance of 146.62 feet and a radius of 3390.00 feet); thence N 87°29'58" W a distance of 288.59 feet to a capped rebar found; thence N 87°29'58" W a distance of 236.94 feet to a capped rebar found; S 0°41'13" E a distance of 306.83 feet to a capped rebar set, also being the point of BEGINNING; thence 87°46'03" E a distance of 165.00 feet to a capped rebar set; thence S 0°41'43" E a distance of 220.99 feet to a capped rebar set; thence N 87°46'10" W a distance of 165.03 feet to a capped rebar set; thence N 0°41'13" W a distance of 220.99 feet; to the point and place of BEGINNING.
Containing 0.84 acres, more or less;

The grantors herein specifically reserve a 30' Ingress/Egress Easement running with the land over and across the above described property, said easement is described as follows:

Commencing at an 1 1/4 inch rebar found at the East 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence S 0°24'55" W a distance of 124.42 feet to a capped rebar found; thence following the curvature thereof an arc distance of 146.63 feet to a capped rebar found (said arc having a chord bearing of N 88°44'20" W, a clockwise direction, a chord distance of 146.62 feet and a radius of 3390.00 feet); thence N °87°29'58" W a distance of 288.59 feet to a capped rebar found; thence N 87°29'58" W a distance of 206.89 feet to a point, also being the point of BEGINNING; thence S 0°41'13" E a distance of 306.69 feet to a point; thence N 87°46'03" W a distance of 30.04 feet to a capped rebar set; thence N 0°41'13" W a distance of 306.83 feet to a capped rebar found; thence S 87°29'58" E a distance of 30.05 feet; to the point and place of BEGINNING.
Containing 0.21 acres, more or less.

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this _____ day of _____, 2008.

WITNESS

[Signature] (Seal) _____ (Seal)

Cynthia L Pearce (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, June H. Creel, a Notary Public in and for said County, in said State, hereby certify that Larry W. Pearce and wife, Cynthia Pearce, 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 8th day of February, 2008.

Nov 18, 2009
My Commission Expires:

June H. Creel
Notary Public