

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTEE HEREIN.

Value
\$ 10,000

This instrument was prepared by:

Send Tax Notice To:

BROBSTON & BROBSTON, P.C.
304 North 18th Street
Bessemer, Alabama 35020


20080606000231260 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/06/2008 01:06:51PM FILED/CERT

STATUTORY WARRANTY DEED

Shelby County, AL 06/06/2008
State of Alabama

STATE OF ALABAMA)
JEFFERSON COUNTY)

Deed Tax:\$10.00

That in consideration of **ONE DOLLAR (\$1.00)**, and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **John C. Pearson, a married man, and Lee M. Pearson, Jr., a married man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John C. Pearson**, (herein referred to as grantee, whether one or more), my interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 163, ACCORDING TO THE SURVEY OF ALABAMA POWER COMPANY
RECREATIONAL COTTAGE SITE SECTOR 7 AS RECORDED IN MAP BOOK 23,
PAGE 28 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

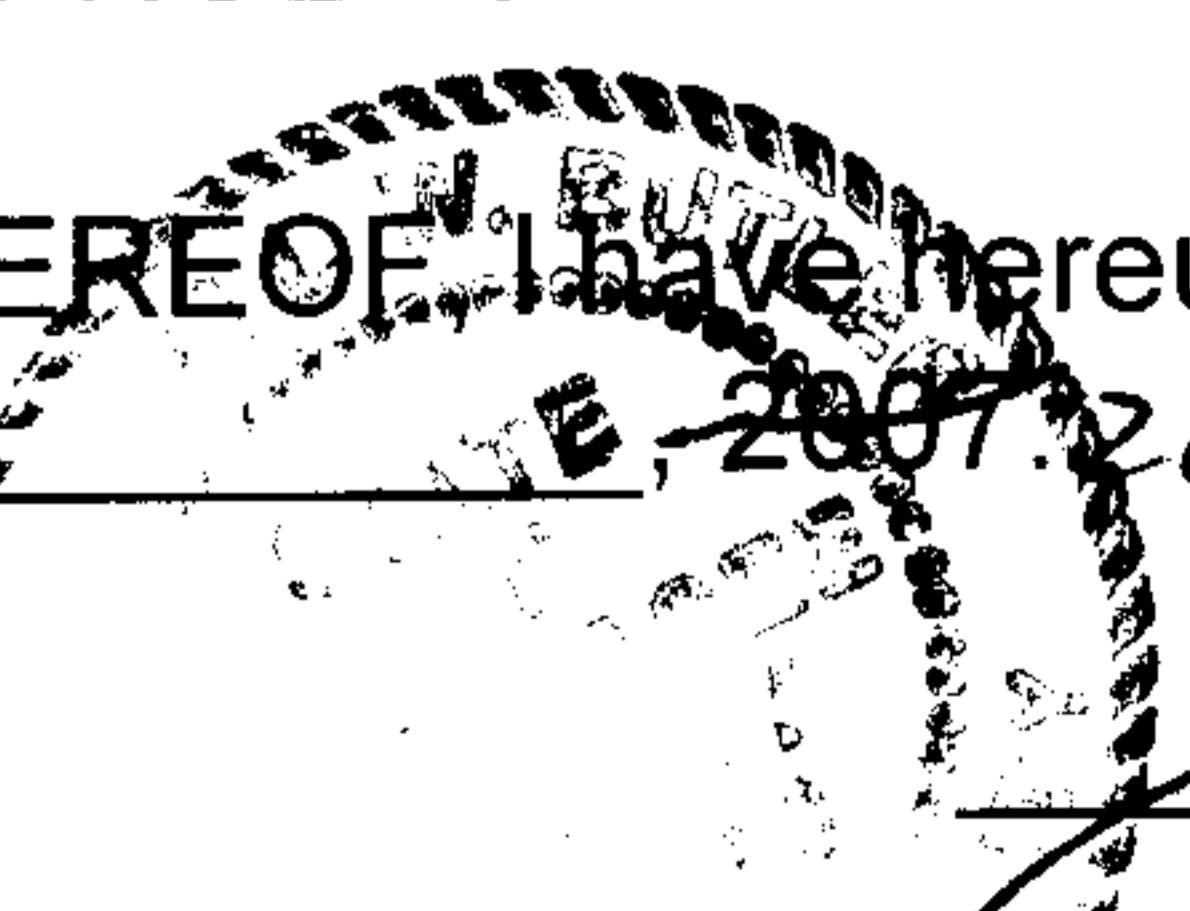
SUBJECT TO:

1. Ad Valorem taxes due and payable.
2. any applicable zoning ordinances.
3. Mineral and mining rights not owned by Grantor. Grantor hereby specifically excepts and reserves from this conveyance all other coal, oil, gas and other minerals of whatsoever nature lying on or underneath the above-described property, together with all mining rights necessary or convenient with respect thereto; provided, that Grantor shall not have the right to mine the above property by strip or surface mining methods; and provided further that Grantor does not reserve any right of access to the surface of the property.
4. Existing utility and ingress-egress easements and the facilities thereon, whether or not of record, and which would be disclosed by an inspection of the Property; also easements shown on recorded plat.
5. Restrictive covenants recorded in Instrument #1997-33019 in the Probate Office of Shelby County, Alabama.
6. Any right, title or interest of Grantee or third parties in any improvements on the Property, whether or not of record, created by parties other than Grantor.

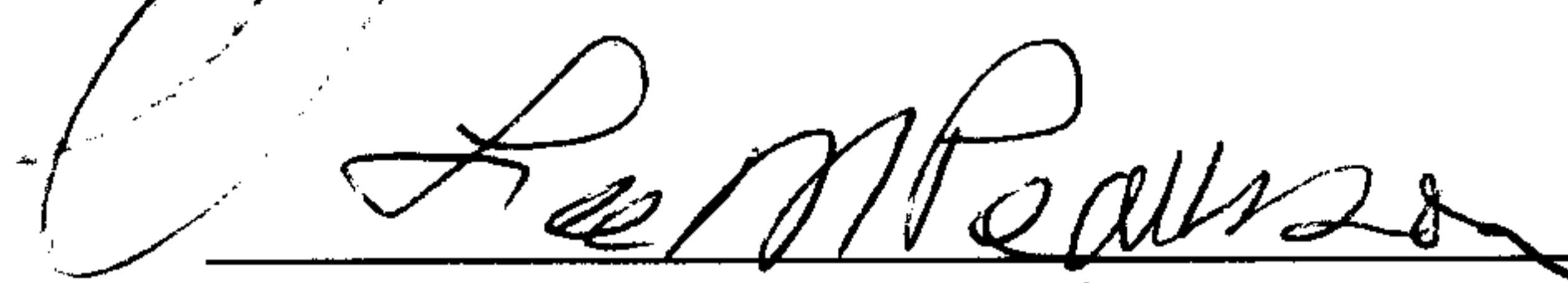
Property conveyed herein is not the homestead of the Grantors or the spouse of either Grantor. The purpose of this deed is to effect a division of real estate owned by the deceased parents of the parties to this instrument and as part of the consideration each party has executed a conveyance to the other.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 4 day
of February 2008


JOHN C. PEARSON

(SEAL)


LEE M. PEARSON, JR.

(SEAL)

ACKNOWLEDGMENT

STATE OF TENNESSEE)
Davidson COUNTY)

I, the undersigned, a notary public, in and for said County and in said State, hereby certify that **John C. Pearson**, whose name is signed to the foregoing conveyance, and 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 seal this the 4th day of
FEB, 2007.



Mull W. Butler
Notary Public

My Commission Expires
November 14, 2008

ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public, in and for said County and in said State, hereby certify that **Lee M. Pearson, Jr.**, whose name is signed to the foregoing conveyance, and 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 seal this the 10th day of
January, 2008.

Lee M. Pearson, Jr.
Notary Public

