


This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Judy Pearce  
686 Hwy 435  
Columbiana, AL. 35051

STATE OF ALABAMA           )  
SHELBY COUNTY            )

**WARRANTY DEED**

  
20100910000293960 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
09/10/2010 08:49:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED TWO THOUSAND AND 00/100 DOLLARS (\$102,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HOMESALES, INC., (CHF#1082432950) a Corporation**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **JUDY PEARCE**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit A for Legal Description.**

**NOTE:**

\$           This Property does not constitute homestead for the Grantor.  
\$           Purchase Money First Mortgage executed by Grantee on even date herewith, in favor of Superior Bank in the sum of \$100,644.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30<sup>th</sup> day of August, 2010.

HOMESALES, INC.

By:  **John LaMarca, as its Vice President**

STATE OF FLORIDA    )  
COUNTY OF BROWARD )

**ACKNOWLEDGMENT**

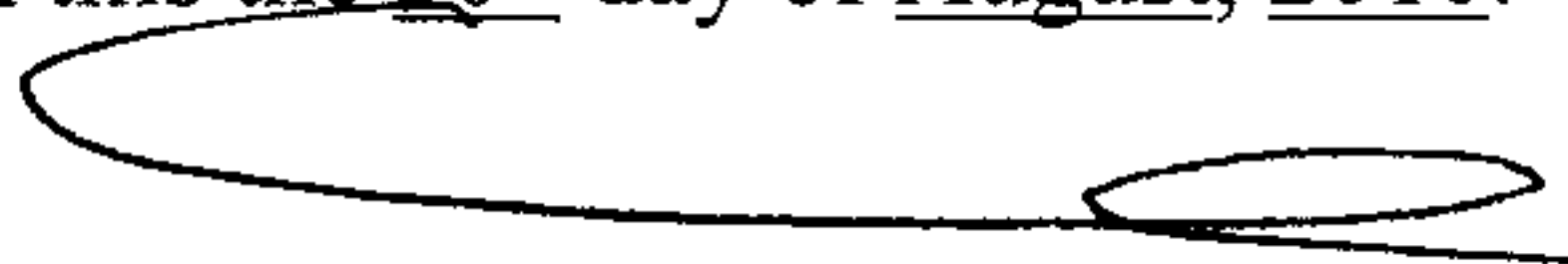
I, LUIS A. BRICENO, a Notary Public for the State at Large, hereby certify that the above posted name, **John LaMarca, as Vice President of HOMESALES, INC.**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30<sup>th</sup> day of August, 2010.

NOTARY PUBLIC-STATE OF FLORIDA  
LUIS A. BRICENO

MY COMMISSION #DD 815950  
EXPIRES: NOVEMBER 8, 2012

BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
NOTARY PUBLIC  
My Commission Expires:

Deed Tax : \$1.50

EXHIBIT A  
LEGAL DESCRIPTION



20100910000293960 2/2 \$16.50  
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A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 21, Township 21 South, Range 1 East, being a part of the same land described in a deed to J. D. and Myrtle King, recorded in Deed Book 314, Page 741 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 21; thence South 00 degrees 54 minutes 15 seconds East, along the West line of said sixteen section, a distance of 372.60 feet to a 1/2" rebar set, with cap stamped "S. Wheeler, CA 0502", at the point of beginning; thence south 00 degrees 54 minutes 15 seconds East, along said line, a distance of 255.87 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0505"; thence North 80 degrees 43 minutes 52 seconds West, a distance of 189.46 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0505", set in the center of county road NO. 435; thence along a curve, to the left, in said county road, having a radius of 2000.00 feet and a chord bearing of North 08 degrees 59 minutes 09 seconds East and arc length of 39.77 feet to a point; thence North 08 degrees 24 minutes 58 seconds East, along said county road, a distance of 100.52 feet to a point; thence along a curve, to the left, in said road, having a radius of 1985.37 feet and a chord bearing of North 06 degrees 55 minutes 42 seconds East, and arc length of 103.14 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0505"; thence South 83 degrees 59 minutes 57 seconds East a distance of 150.42 feet to the point of beginning.

According to the survey of Sid Wheeler, dated January 17, 2001.