

This Instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051



20101213000417660 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/13/2010 01:41:03 PM FILED/CERT

Send Tax Notice to:

George Lutz

890 Elvira Road

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Florine Pearson, a single woman and Jackie Gottier, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **George Lutz and Sherry Lutz (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.


Manley Walter Person also know as Walter Manley Pearson, having died in testate in 1986, living on his widow, Florine Pearson and step-daughter, Jackie Pearson, now know as Jackie Gottier.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10TH day of DECEMBER, 2010.


Florine Pearson


Jackie Gottier

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Florine Pearson and Jackie Gottier**, 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 10th day of DECEMBER, 2010.

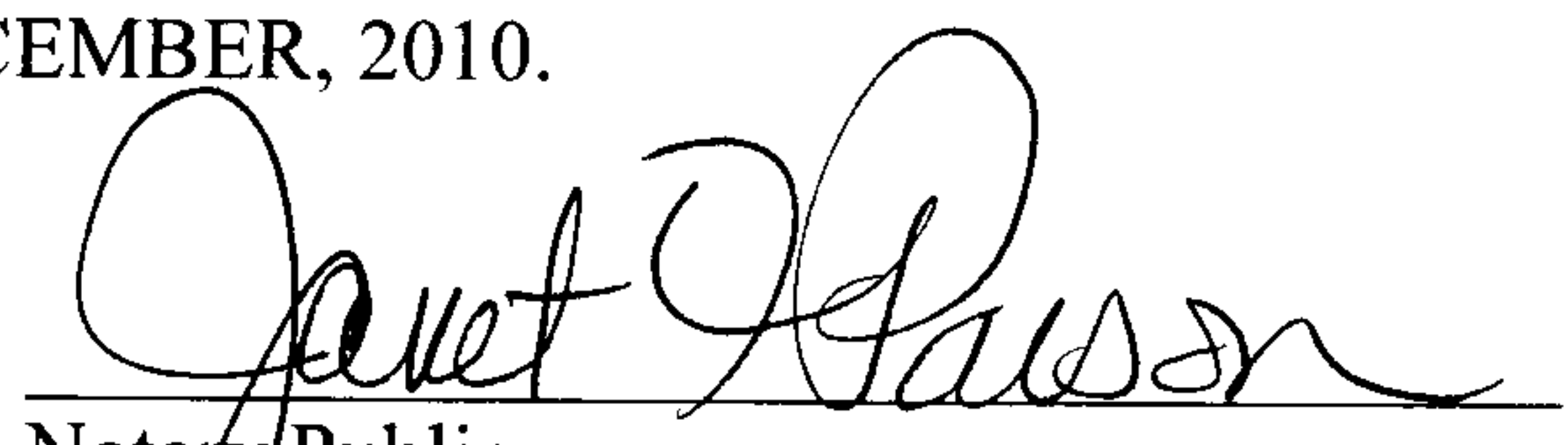


Notary Public
My Commission Expires: 10-16-12

EXHIBIT A
LEGAL DESCRIPTION



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A parcel of land in the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 4 West, Shelby County Alabama, described as follows: Commence at the Northwest corner of said Section 25, thence run South along the west section line a distance of 666.0 feet, thence turn left 92 degrees 09 minutes and run east a distance of 370.67 feet to the point of beginning; thence continue last course a distance of 391.09 feet to a point on the northwesterly right-of-way of Shelby County Highway #13, thence turn right 125 degrees 42 minutes and run southwesterly along said highway a distance of 334.28 feet, thence turn right 108 degrees 28 minutes and run northwesterly a distance of 334.84 feet to the POINT OF BEGINNING.