


This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051


20111024000317660 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
10/24/2011 03:40:22 PM FILED/CERT

Send Tax Notice to:
Maurice G. Pearson, Jr.
148 Highgrove Circle
West Columbia, SC 29170

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND no/100 DOLLARS (\$5,000.00), and any 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,

Maurice G. Pearson, Jr., a married man

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

Maurice G. Pearson, Jr. and Gisela W. Pearson

(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

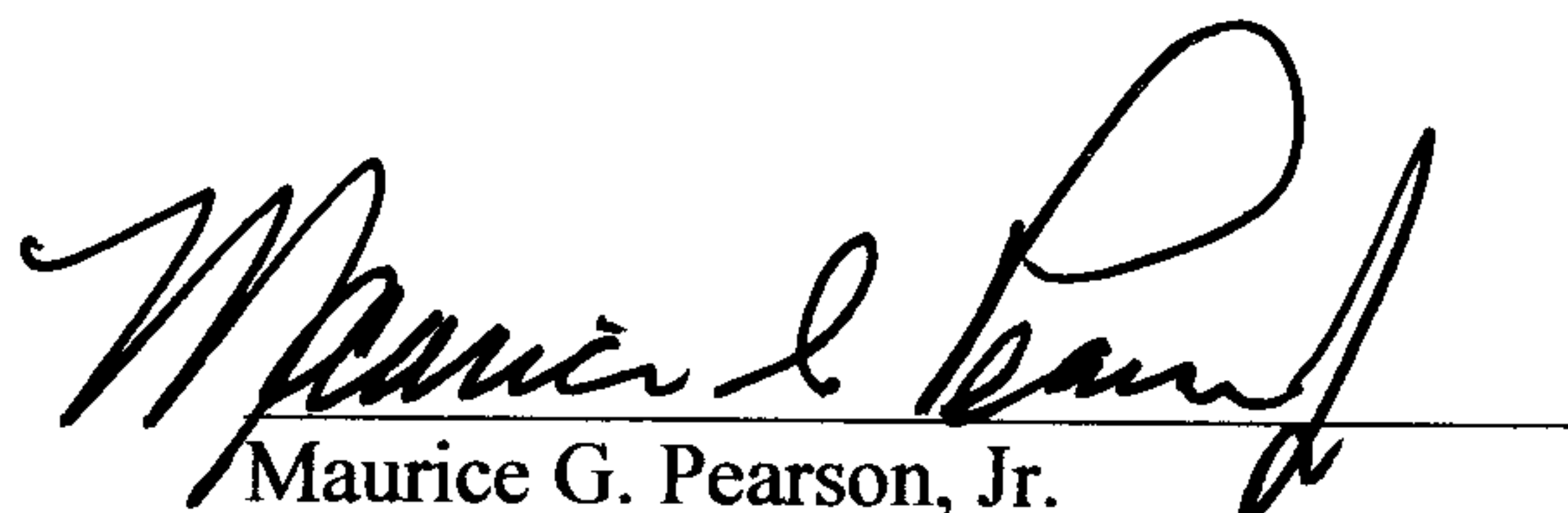
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

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 19th day of October, 2011.

Shelby County, AL 10/24/2011
State of Alabama
Deed Tax:\$5.00


Maurice G. Pearson, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF Lexington)

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I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Maurice G. Pearson, Jr.**, 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 19th day of October, 2011.

Marissa Smith
Notary Public

My commission expires:

MARISSA SMITH
Notary Public - State of South Carolina
My Commission Expires May 15, 2019

EXHIBIT "A"
LEGAL DESCRIPTION


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PARCEL 2:

Begin at the Southwest corner of Section 14, Township 22 South, Range 1 East, Huntsville Principal Meridian; thence run North along the West line of said Section 14, a distance of 1294.00 feet to the South right of way line of Shelby County Hwy. No. 42; thence turn an angle of 95 degrees 36 minutes 33 seconds to the right, to the tangent of a right of way curve, and run along said right of way curve (whose Delta Angle is 6 degrees 09 minutes 02 seconds to the right, radius distance of 6,658.59 feet, tangent distance is 357.73 feet, length of curve is 714.78 feet) to the point of tangent of said right of way curve; thence continue along said right of way, a distance of 425.60 feet to the point of curve of a right of way curve; thence run along said right of way curve (whose Delta Angle is 10 degrees 54 minutes 56 seconds to the right, radius is 1105.96 feet, tangent is 105.66 feet, length of arc is 210.69 feet) to the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 14, thence turn an angle of 67 degrees 27 minutes 23 seconds to the right, from tangent of said right of way curve, and run South along the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 14, a distance of 1035.81 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 00 degrees 59 minutes 04 seconds to the right and run South along the East line of Fraction "D" of Fractional Section 23, Township 22 South, Range 1 East, a distance of 1317.58 feet to the North right of way line of a L & N Railroad right of way; thence run an angle of 110 degrees 47 minutes 18 seconds to the right and run along said right of way, a distance of 1413.20 feet to the West line of said Section 23; thence turn an angle of 69 degrees 12 minutes 42 seconds to the right and run North along the West line of said Section 23, a distance of 788.97 feet to the Northwest corner of Fractional Section 23, Township 22 South, Range 1 East, and the point of beginning.

Being all of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, and all of Fraction "D" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, lying South of Shelby County Hwy. No. 42, and North of the L & N Railroad rights of way. Situated in Shelby County, Alabama.

According to survey of Frank W. Wheeler, dated February 21, 1984.