

This instrument was prepared by:
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P.O. Box 822
Columbiana, Alabama 35051


20111024000317670 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/24/2011 03:40:23 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,

Lois R. Pearson, an unmarried widow,

(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.

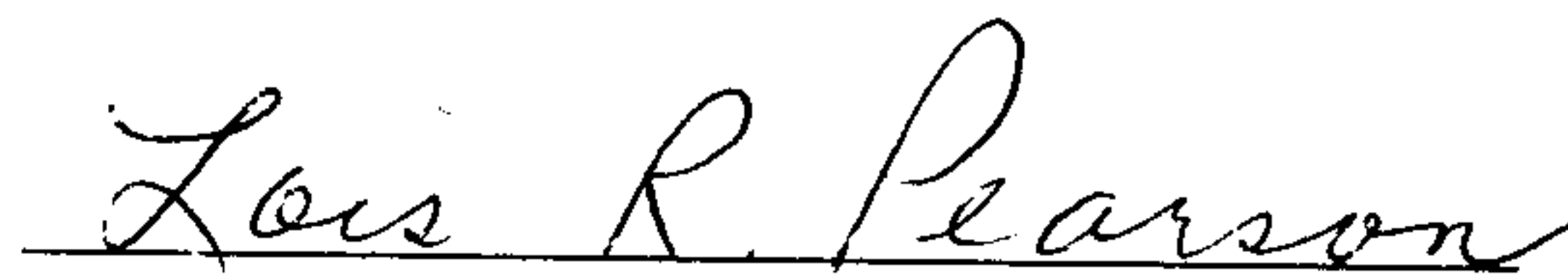
Lois R. Pearson was the surviving grantee in those certain deeds recorded in Instrument #1998-00739; and Instrument #1998-43773, in the Probate Office of Shelby County, Alabama; the other grantee, Maurice Pearson, having died on or about the 20 day of April, 1906.

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

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.

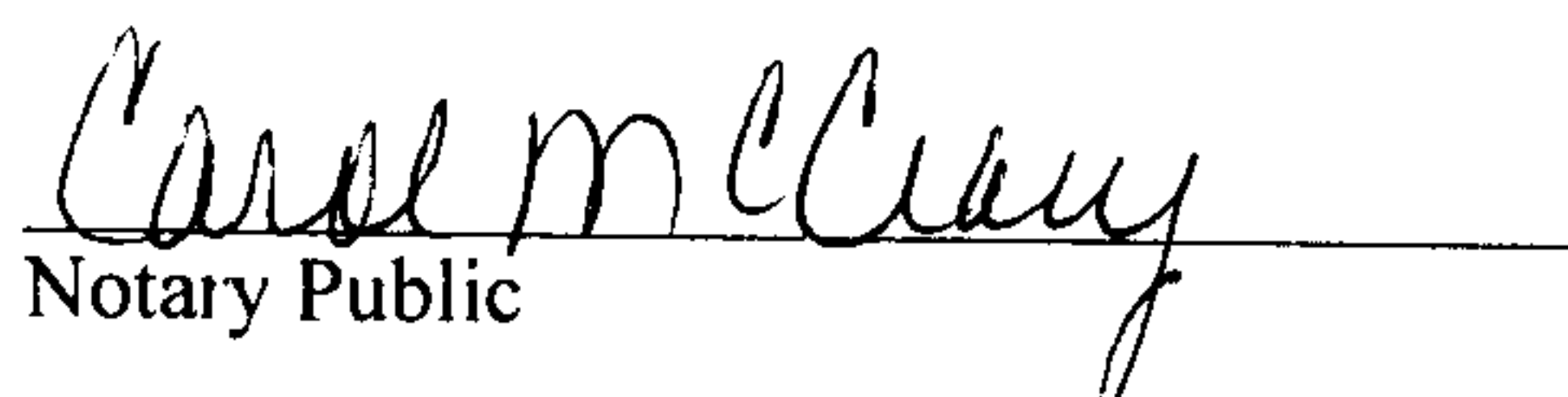
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of June, 2011.


Lois R. Pearson

STATE OF ALABAMA
COUNTY OF Jackson)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **LOIS R. PEARSON**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of June, 2011.


Notary Public

My commission expires: 10-16-2013

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel #1:

From a 3-inch capped pipe at the SE corner of Section 15, Township 22 South, Range 1 East, run thence North along the accepted East boundary of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section 15, a distance of 1333.66 feet to a railroad spike at the accepted SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15; thence continue along said course and along the accepted East boundary of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 631.07 feet to a $\frac{1}{2}$ -inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted East boundary of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 702.59 feet to a railroad rail accepted as the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of aforementioned Section 15, Township 22 South, Range 1 East; thence turn 00 degrees 19 minutes 24 seconds right and run 1326.10 feet to a railroad rail accepted as the NE corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn 90 degrees 07 minutes 16 seconds left and run 2672.37 feet to a railroad rail accepted as the NW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 22 South, Range 1 East; thence turn 89 degrees 02 minutes 37 seconds left and run 1518.67 feet to a $\frac{1}{2}$ -inch rebar that is 1154.95 feet North of a 1.5-inch pipe accepted as the SW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15, said point being on the Northerly boundary of Shelby County Highway #42 (80-foot right of way); thence turn 54 degrees 54 minutes 40 seconds left and run 1192.17 feet along said highway boundary to a $\frac{1}{2}$ -inch rebar at the P.C. of a curve concave left, having a delta angle of 34 degrees 28 minutes 02 seconds and tangents of 612.59 feet; thence turn 17 degrees 14 minutes 01 seconds left and run a chord distance of 1170.18 feet to a $\frac{1}{2}$ -inch rebar at the P.T.; thence turn 17 degrees 14 minutes 01 seconds left and run 179.39 feet along said highway boundary to a $\frac{1}{2}$ -inch rebar; thence turn 57 degrees 36 minutes 21 seconds left and run 687.78 feet along an accepted property line to a $\frac{1}{2}$ -inch rebar; thence turn 53 degrees 05 minutes 51 seconds right and run 62.23 feet along an accepted property line to the point of beginning of herein described parcel of land, containing 137.76 acres, more or less. Situated in the S $\frac{1}{2}$ of NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama. Subject to rights of way and easements of record.

Parcel #2:

From a 3-inch capped pipe at the SE corner of Section 15, Township 22 South, Range 1 East, being the point of beginning of herein described parcel of land; run thence North along the accepted East boundary of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15, a distance of 1293.79 feet to a $\frac{1}{2}$ -inch rebar that is 39.87 feet South of a railroad spike at the NE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15, said point being on the Southerly boundary of Shelby County Highway #42 (80-foot right of way), said point being on a curve concave left, having a delta angle of 09 degrees 37 minutes 32 seconds and tangents of 396.63 feet; thence turn 86 degrees 04 minutes 32 seconds left and run a chord distance of 80.41 feet to a $\frac{1}{2}$ -inch rebar on said curve boundary; thence turn 93 degrees 54 minutes 34 seconds left and run 165.70 feet along an accepted property line to a $\frac{1}{2}$ -inch rebar; thence turn 00 degrees 22 minutes 46 seconds left and run 172.14 feet to a $\frac{1}{2}$ -inch rebar; thence turn 70 degrees 50 minutes 00 seconds right and run 413.95 feet to a $\frac{1}{2}$ -inch rebar; thence turn 77 degrees 19 minutes 05 seconds left and run 160.30 feet to a $\frac{1}{2}$ -inch rebar; thence turn 08 degrees 19 minutes 04 seconds right and run 624.46 feet to a $\frac{1}{2}$ -inch rebar; thence turn 46 degrees 15 minutes 57 seconds right and run 268.91 feet to a $\frac{1}{2}$ -inch rebar; thence turn 18 degrees 56 minutes 57 seconds left and run 261.29 feet to a $\frac{1}{2}$ -inch rebar; thence turn 40 degrees 06 minutes 58 seconds left and run 118.22 feet to a $\frac{1}{2}$ -inch rebar on the Northerly boundary of Louisville-Nashville Railroad (100-foot right of way); thence turn 56 degrees 43 minutes 41 seconds left and run 810.18 feet along said railroad boundary to a 1.5-inch pipe on the accepted East boundary of Section 22, Township 22 South, Range 1 East; thence turn 110 degrees 45 minutes 32 seconds left and run 789.02 feet to the point of beginning of herein described parcel of land, containing 20.56 acres, more or less. Situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 1 East; and the Fraction "A" of Section 22, Township 22 South, Range 1 East, Shelby County, Alabama. Subject to rights of way and easements of record.