

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
J. WRAY PEARCE
1225 Cedardell Lane
Birmingham, AL 35216

CORPORATION FORM WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY


20121119000445050 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/19/2012 03:40:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned grantor, **PRIME DEVELOPMENT COMPANY, INC.**, a corporation, in hand paid by **J. WRAY PEARCE and CLYDE W. PEARCE**, the receipt of which is hereby acknowledged, the said **PRIME DEVELOPMENT COMPANY, INC.** does by these presents, grant, bargain, sell and convey unto the said **J. WRAY PEARCE and CLYDE W. PEARCE** the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 23, and all of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, lying West of Coosa River, except that portion thereof described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of said Section 23, and run thence West 100 yards; thence South 220 yards; thence East to Coosa River; thence in a Northerly direction along Coosa River to the South line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 24; thence West to the point of beginning. All situated in Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Wanda G. Yarbrough, as successor trustee of the Yarbrough Living Trust, as shown by deed recorded in Instrument #20061018000514710, in Probate Office.

LESS AND EXCEPT that portion conveyed to Charles M. Robbins and wife, Christine L. Robbins, as shown by deed recorded in Instrument #20061126000773750, in Probate Office.

LESS AND EXCEPT any portion of caption lands lying within the survey of Oak Harbour, Phase I, as recorded in Map Book 27, Page 87, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said **J. WRAY PEARCE and CLYDE W. PEARCE**, their heirs and assigns forever.

And said **PRIME DEVELOPMENT COMPANY, INC.**, does for itself, its successors and assigns, covenant with said **J. WRAY PEARCE and CLYDE W. PEARCE**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **J. WRAY PEARCE and CLYDE W. PEARCE** their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **PRIME DEVELOPMENT COMPANY, INC.**, by its President, **CLYDE W. PEARCE**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the ____ day of February, 2009.

PRIME DEVELOPMENT COMPANY, INC.

J. WRAY PEARCE and CLYDE W. PEARCE the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the N ½ of the S ½ of Section 23, and all of the NW ¼ of SW ¼ of Section 24, lying West of Coosa River, except that portion thereof described as follows: Commence at the NE corner of the SE ¼ of said Section 23, and run thence West 100 yards; thence South 220 yards; thence East to Coosa River; thence in a Northerly direction along Coosa River to the South line of the SW ¼ of NW ¼ of said Section 24; thence West to the point of beginning. All situated in Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Wanda G. Yarbrough, as successor trustee of the Yarbrough Living Trust, as shown by deed recorded in Instrument #20061018000514710, in Probate Office.

LESS AND EXCEPT that portion conveyed to Charles M. Robbins and wife, Christine L. Robbins, as shown by deed recorded in Instrument #20061126000773750, in Probate Office.

LESS AND EXCEPT any portion of caption lands lying within the survey of Oak Harbour, Phase I, as recorded in Map Book 27, Page 87, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said **J. WRAY PEARCE and CLYDE W. PEARCE**, their heirs and assigns forever.

And said **PRIME DEVELOPMENT COMPANY, INC.**, does for itself, its successors and assigns, covenant with said **J. WRAY PEARCE and CLYDE W. PEARCE**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **J. WRAY PEARCE and CLYDE W. PEARCE** their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **PRIME DEVELOPMENT COMPANY, INC.**, by its President, **CLYDE W. PEARCE**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of February, 2009.

November 2012

PRIME DEVELOPMENT COMPANY, INC.

20121119000445050 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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Clyde W. Pearce
BY: **CLYDE W. PEARCE**, its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **CLYDE W. PEARCE**, whose name as President of **PRIME DEVELOPMENT COMPANY, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of ~~February~~, 2009. *November 2012*

Shelby County, AL 11/19/2012
State of Alabama
Deed Tax: \$5.00

Kelly B. Mullin
Notary Public

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013

My commission expires: 10/16/2012

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Parm Development
Mailing Address _____

Grantee's Name Clyda W. PEARCE JR
Mailing Address 1301 Paradise Court NW
Wilsonville AL
35186

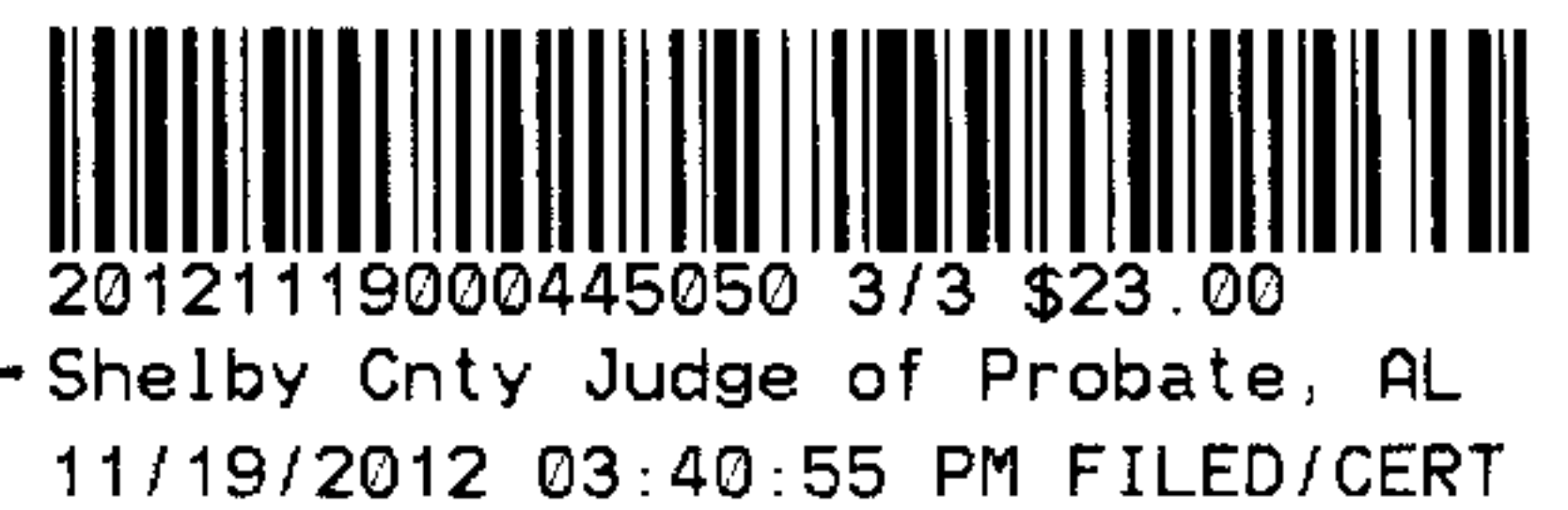
Property Address N/A

Date of Sale 2/19/2009
Total Purchase Price \$ 5000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/12

Print Clyda W. PEARCE JR

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested _____
(verified by)