

THIS INSTRUMENT WAS PREPARED BY:
J. Wray Pearce
1225 Cedardell Lane
Birmingham, Alabama 35216

MAIL TAX NOTICE TO:
Joan B. Pearce, Trustee
1225 Cedardell Lane
Birmingham, Alabama 35216

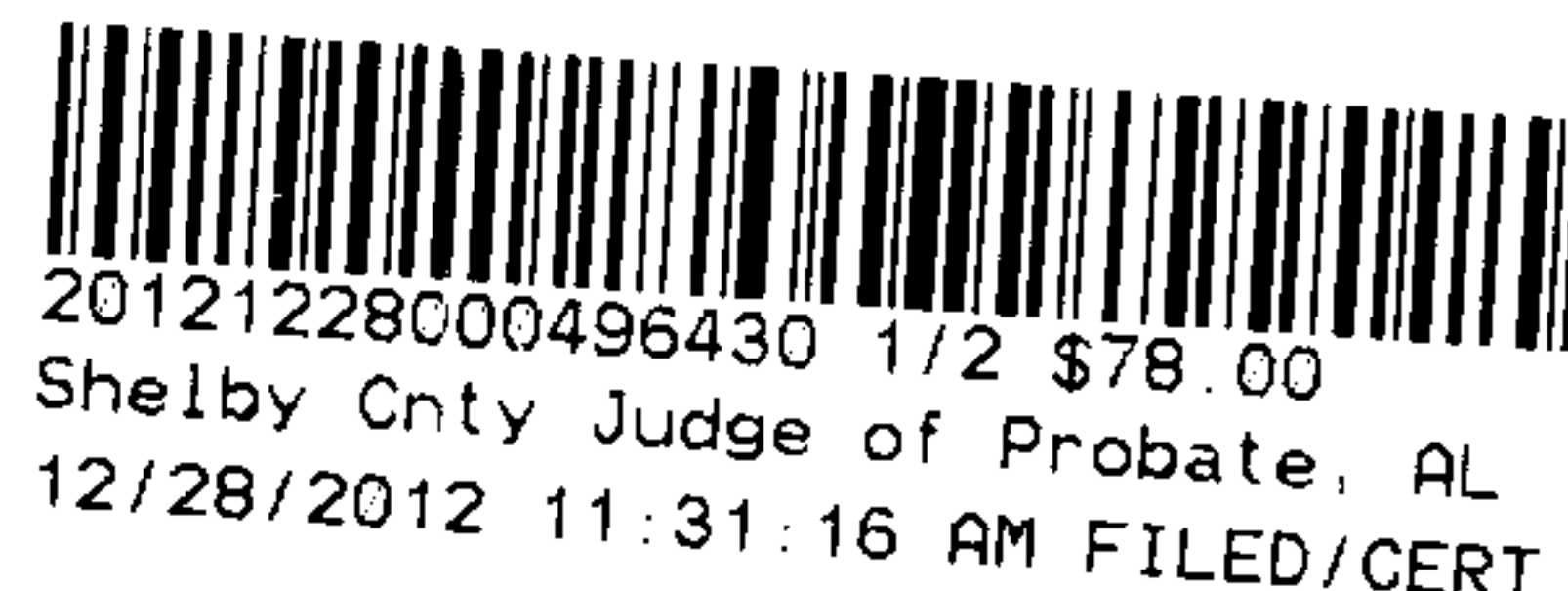
WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00), and other good and valuable considerations to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I or we,

J. WRAY PEARCE

grant, bargain, sell and convey unto,



THE PEARCE FAMILY 2012 GIFT TRUST

the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 16, according to the Survey of Oak Harbour, Phase I, as recorded in Map Book 27, Page 87 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

NONE of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 26th day of December, 2012.

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$63.00



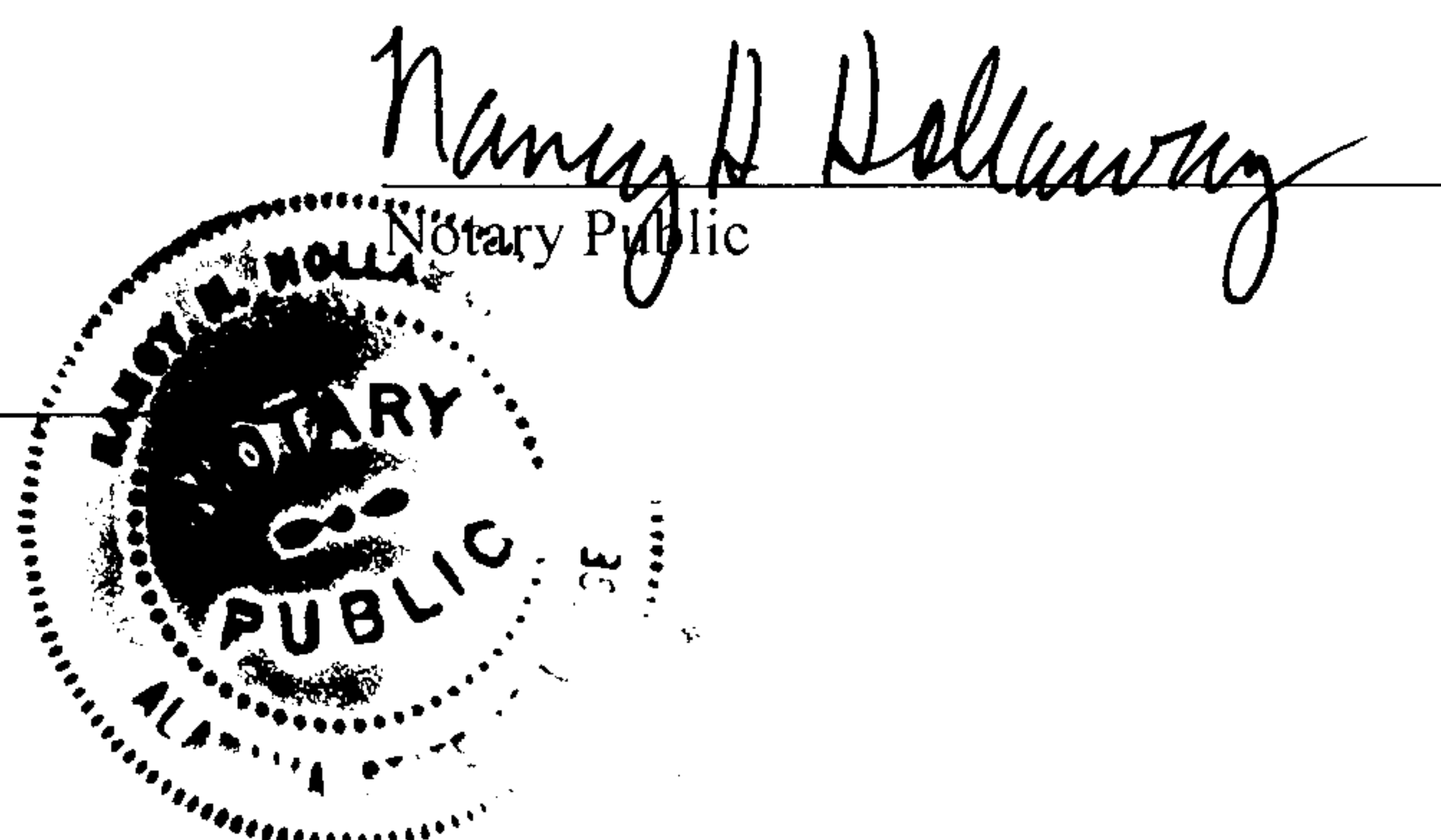
J. WRAY PEARCE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **J. WRAY PEARCE** 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 26th day of December, 2012.

My commission expires: May 19, 2013



Real Estate Sales Validation Form

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

Grantor's Name J. Wray Pearce
Mailing Address 1225 Cornwall Lane
B'ham, AL 35216

Grantee's Name Pearce Family 2012 Gift
Mailing Address 1225 Cornwall Lane
B'ham, AL 35216

Property Address

Date of Sale - Gift 12/26/12
Total Purchase Price \$ 1.00
or
Actual Value \$
or
Assessor's Market Value \$ 63,000

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 12-28-12

Print J Wray Pearce

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

Unattested

verified by)



20121228000496430 2/2 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2012 11:31:16AM FILED/CERT