

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) to the undersigned grantor, **J. WRAY PEARCE** in hand paid by **THE PEARCE FAMILY 2012 GIFT TRUST**, the receipt of which is hereby acknowledged, the said **J. WRAY PEARCE** does by these presents, grant, bargain, sell and convey unto the said **THE PEARCE FAMILY 2012 GIFT TRUST** the following described real estate, situated in Shelby County, Alabama, to-wit:

Undivided fifty primary interest in all of the N ½ of the S ½ 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 **PEARCE FAMILY 2012 GIFT TRUST** forever.

And said **J. WRAY PEARCE**, does for himself, his successors and assigns, covenant with said **PEARCE FAMILY 2012 GIFT TRUST**, 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 **PEARCE FAMILY 2012 GIFT TRUST** forever, against the lawful claims of all persons.

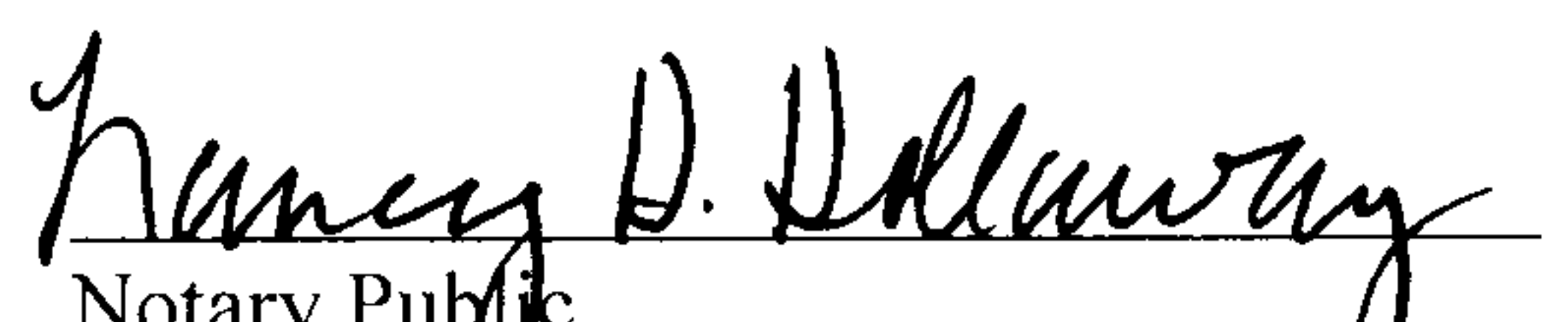
IN WITNESS WHEREOF, the said **J. WRAY PEARCE** has hereto set its signature and seal, this the 26<sup>th</sup> day of December, 2012.

  
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**, who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed to 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.

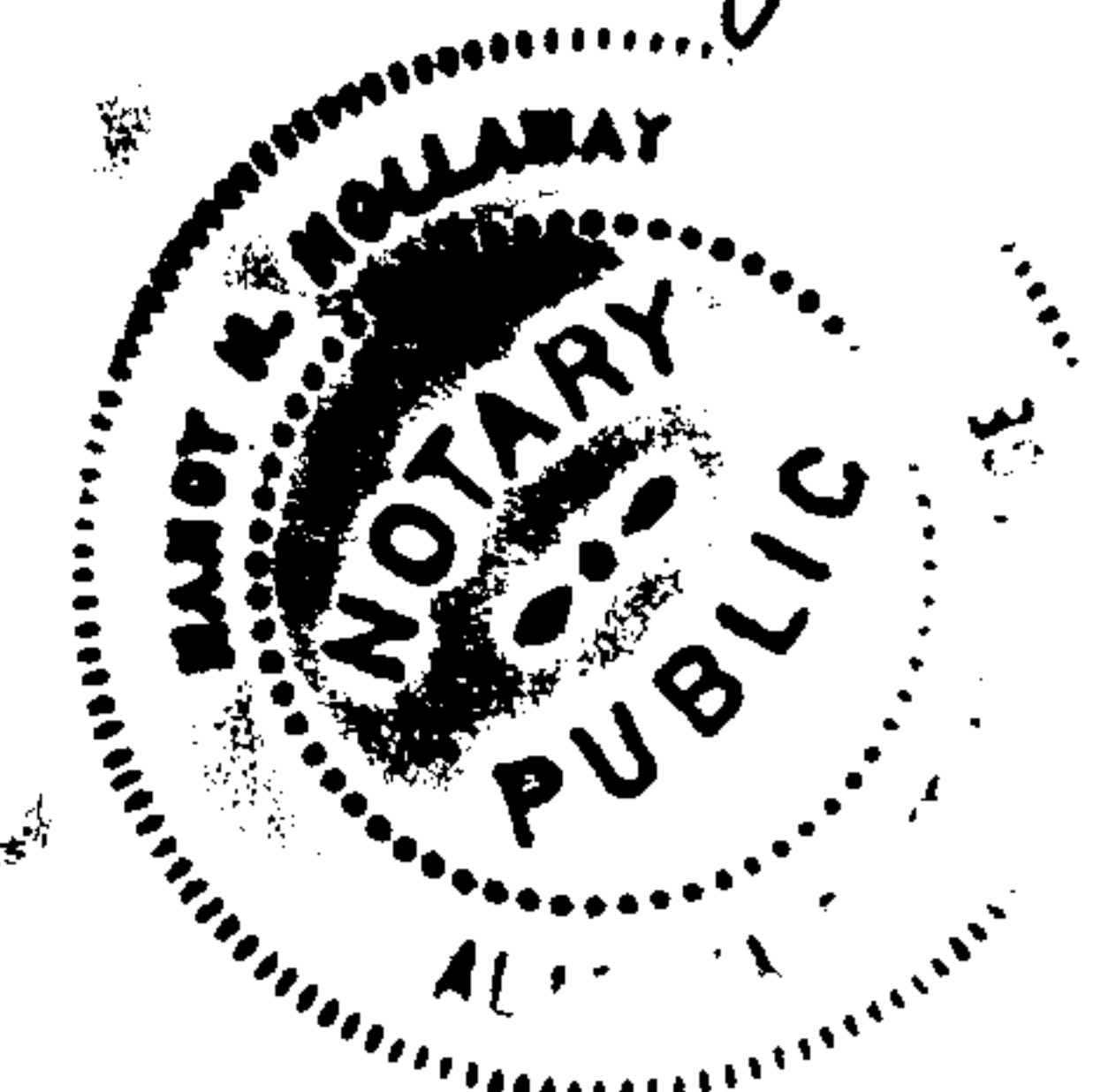
Given under my hand and official seal, this the 26<sup>th</sup> day of December, 2012.

  
Nancy D. Hollaway  
Notary Public

My commission expires: May 14, 2013

  
20121228000496450 1/2 \$397.50  
Shelby Cnty Judge of Probate, AL  
12/28/2012 11:31:18 AM FILED/CERT

Shelby County, AL 12/28/2012  
State of Alabama  
Deed Tax: \$382.50





# 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. Wayne Pearce  
Mailing Address 1225 CEDARHILL Lane  
Birmingham, AL 35216

Grantee's Name Pearce Family Trust  
Mailing Address 1225 CEDARHILL Lane  
Birmingham, AL 35216

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale GIFT - 12-26-12  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_


or  
Assessor's Market Value \$ # 704,100

1/2 value 382,050

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 \_\_\_\_\_

  
20121228000496450 2/2 \$397.50  
Shelby Cnty Judge of Probate, AL  
12/28/2012 11:31:18 AM FILED/CERT

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 \_\_\_\_\_

Print J. Wayne Pearce

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1