

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

BHM1300167

Send tax notice to:

Harry N Pearson Sr. Harry N. Pearson Jr.

PO Box 381627

Birmingham, AL 35238

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) in hand paid to the undersigned **Harry N. Pearson Sr. a married man and Harry N. Pearson Jr. a married man**(hereinafter referred to as "Grantors"), by **Harry N. Pearson Jr. and Laura Renee Pearson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the West half of SW 1/4 of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89°39'17", West 1,138.61 feet; thence South 30°06'00" West, 663.50 feet to the point of beginning; thence South 30°06'00" West, 510.0 feet; thence North 83°57'43" West, 1,669.04 feet; thence North 02°15'20" East, 186.26 feet; thence North 14°07'00" East, 142.94 feet; thence North 20°59'00" East, 197.67 feet; thence South 82°18'09" East, 1,818.96 feet to the point of beginning; being situated in Shelby County, Alabama.

THIS PROPERTY IS NOT THE HOMESTEAD OF EITHER GRANTOR OR THEIR SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

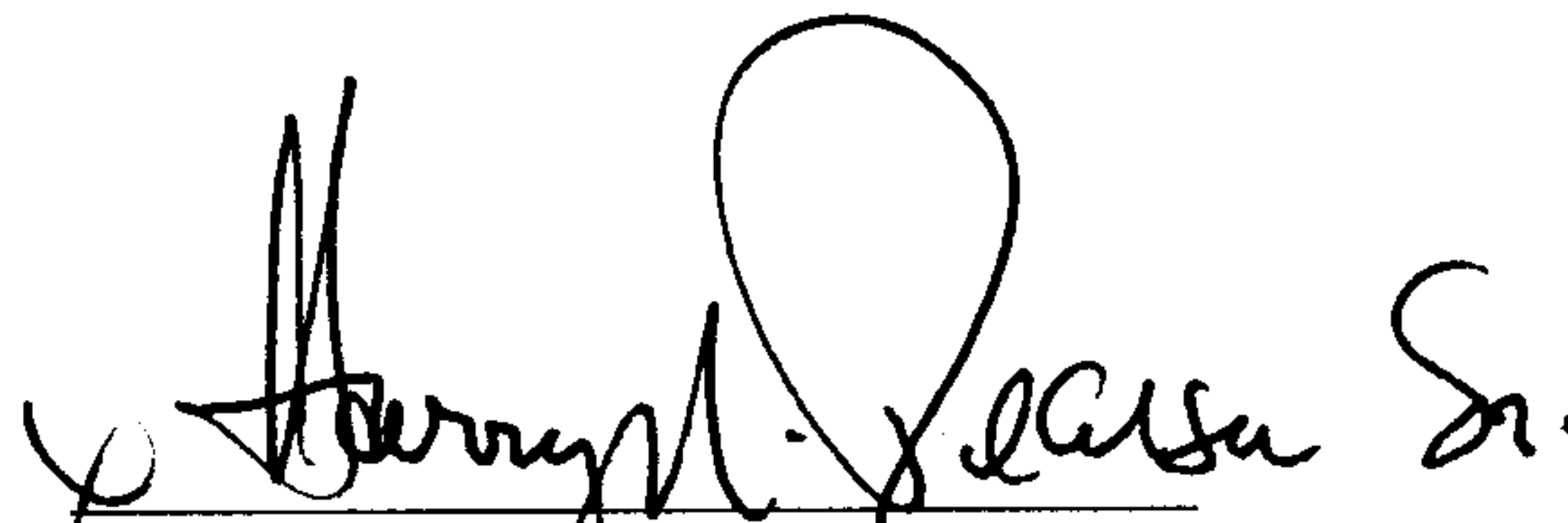
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

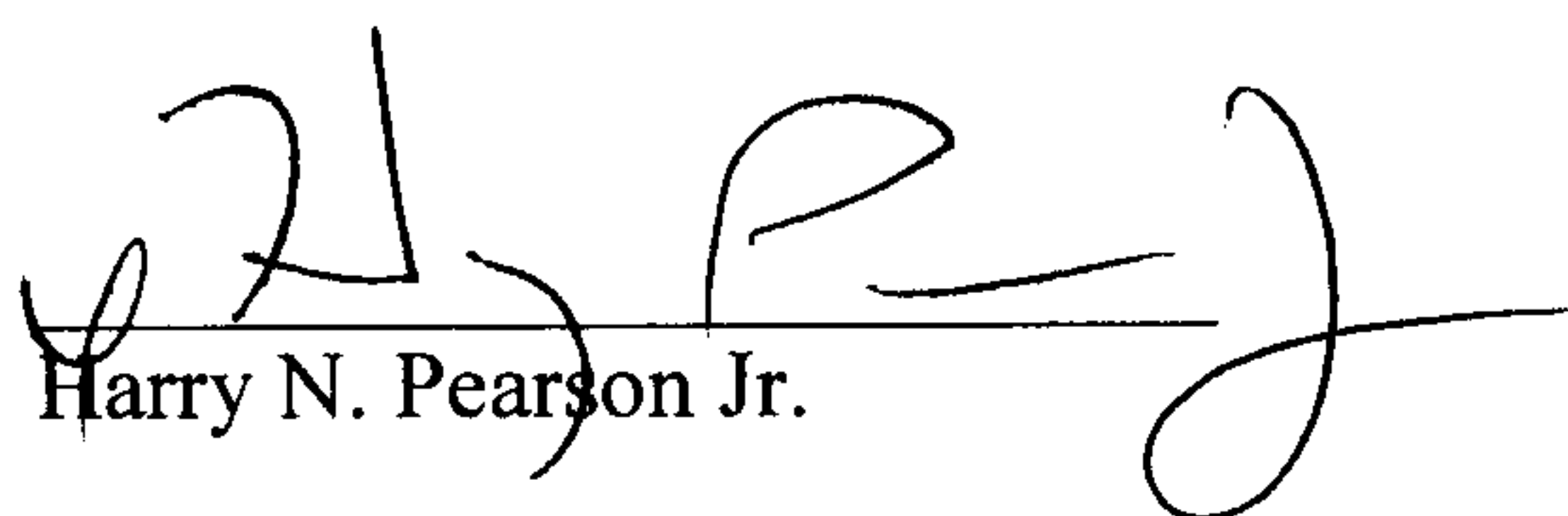


20130311000101610 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
03/11/2013 03:25:56 PM FILED/CERT

Shelby County, AL 03/11/2013
State of Alabama
Deed Tax: \$125.00

IN WITNESS WHEREOF, Grantors Harry N. Pearson Sr. and Harry N. Pearson Jr. have hereunto set their signatures and seals on February 25, 2013.


Harry N. Pearson Sr.

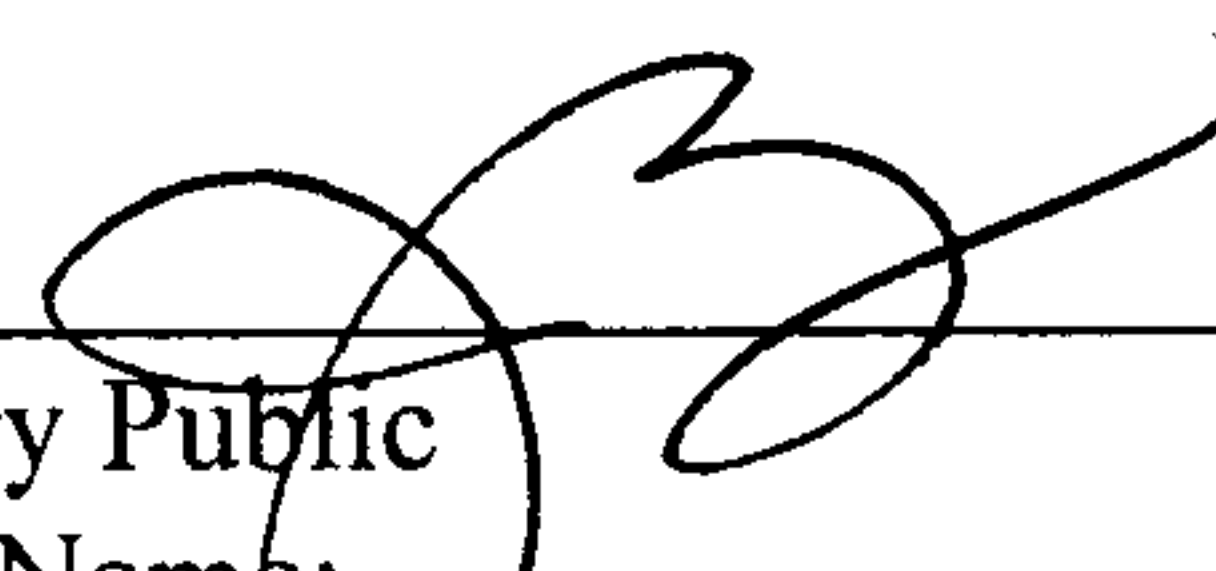

Harry N. Pearson Jr.

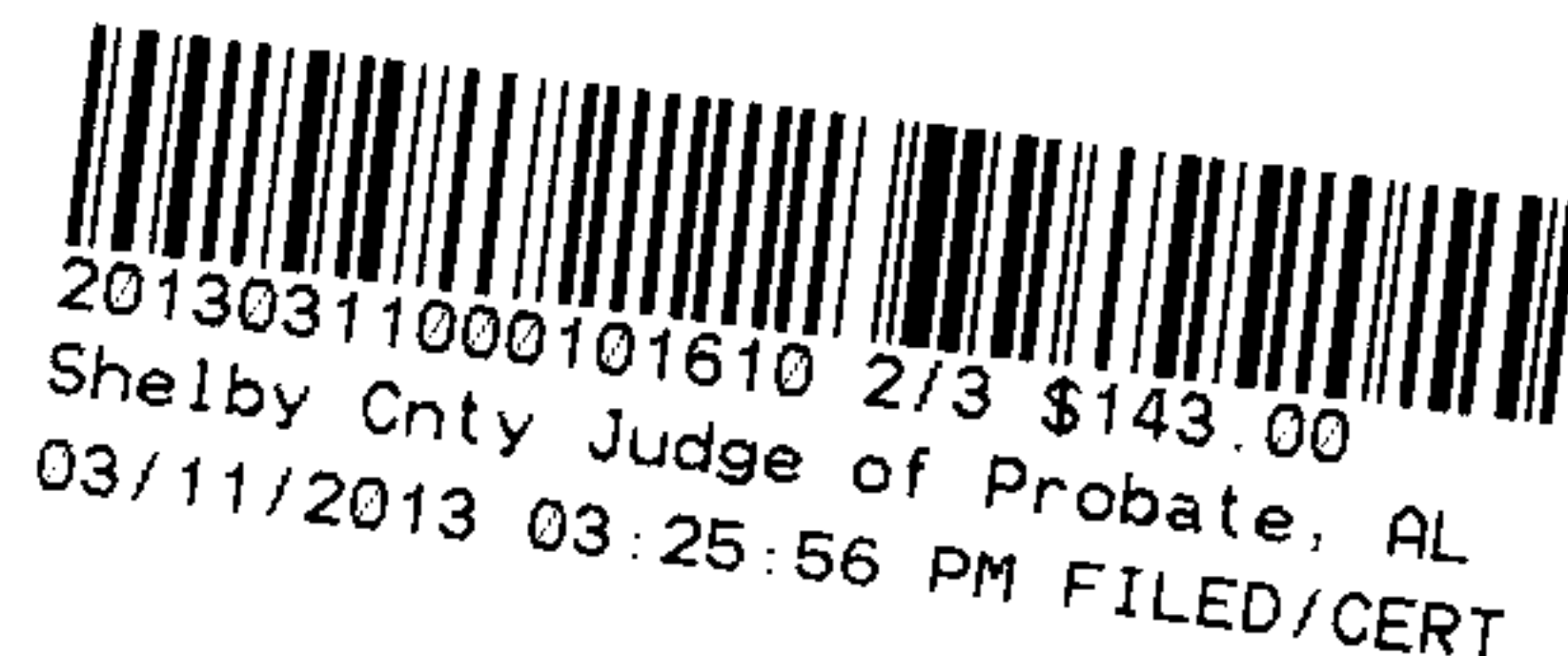
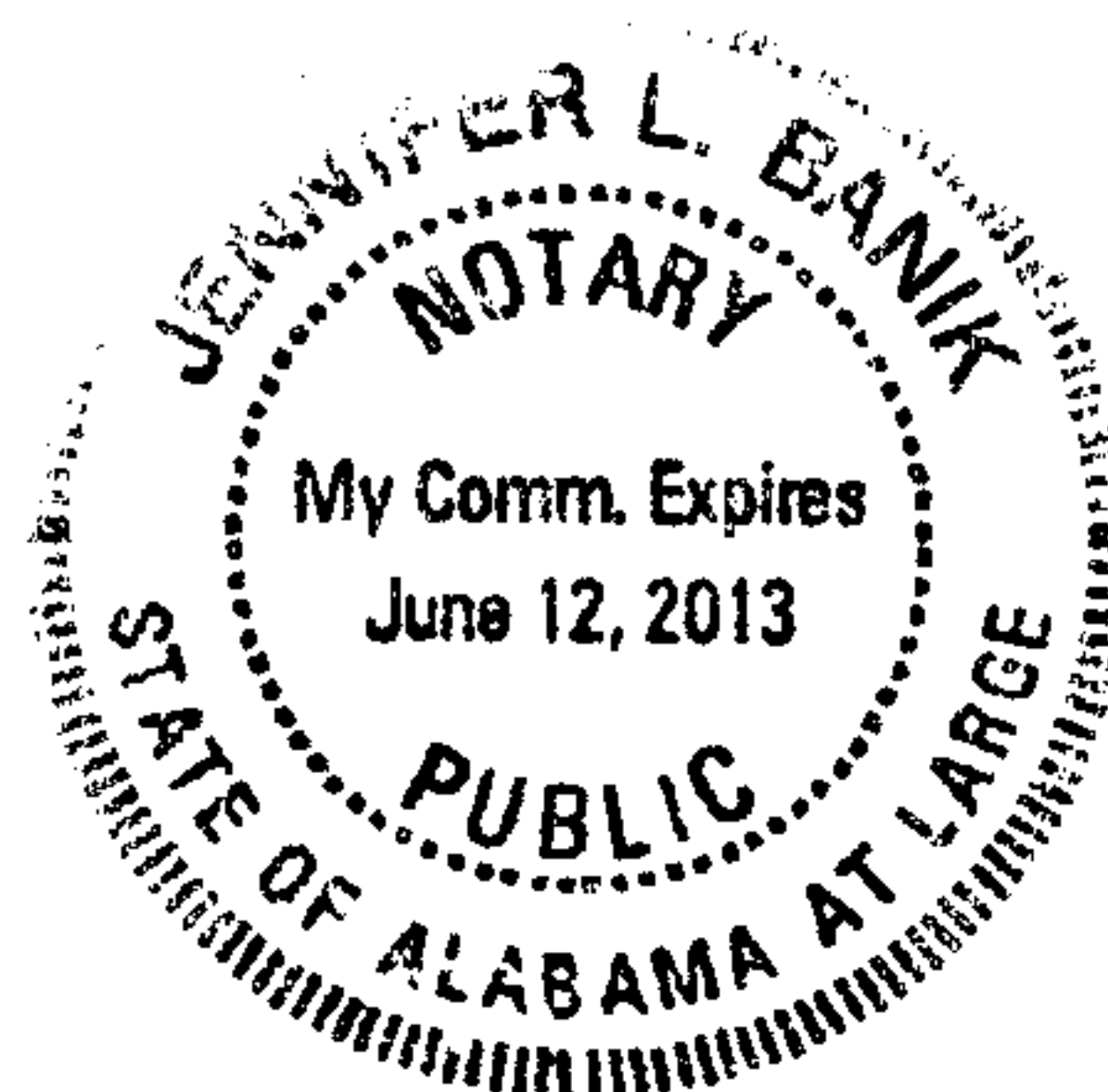
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry N. Pearson Sr. and Harry N. Pearson Jr., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of Feb 2013.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Harry N. Pearson Sr
Mailing Address Harry N. Pearson Jr.
401 Bent Creek Trace
Chelsea, AL 35043

Grantee's Name Harry N. Pearson Jr and
Mailing Address Laura Renee Pearson
4134 Eagle Crest Dr.
Birmingham, AL 35242

Property Address Shelby County, AL
see legal description
on deed

Date of Sale 2-25-13
Total Purchase Price \$ 125,000.00

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.

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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 2-25-13

Print

Jennifer Benik

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130311000101610 3/3 \$143.00
Shelby Cnty Judge of Probate, AL
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