

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

**This instrument was prepared by:**

R. Shan Paden  
PADEN & PADEN, P.C.  
1813 Third Avenue N. Ste. 200  
Bessemer, AL 35020

**SEND TAX NOTICE TO:**

David L. Pearson  
7073 Bruce Dr. S.E.  
Bessemer, Alabama 35022

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY     )**

**STATUTORY WARRANTY DEED**

**WHEREAS**, Lee M. Pearson, Jr. departed this life intestate on the 30<sup>th</sup> day of December, 2010, and

**WHEREAS**, Lee M. Pearson, Jr., was survived by his widow, Katie L. Pearson, and their two adult children, Jamie Pearson Shields, a single person, and David L. Pearson, a single person, and

**WHEREAS**, Katie L. Pearson departed this life testate on the 6<sup>th</sup> day of May, 2012, and

**WHEREAS**, the Last Will and Testament of Katie L. Pearson was probated and David L. Pearson, was granted Letters Testamentary as Personal Representative of the Estate of Katie L. Pearson on the 31<sup>st</sup> day of July, 2012 by the Probate Judge of Jefferson County, Alabama in Probate Case No. 2012045271.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Five Hundred and 00/100 (\$500.00) Dollars to the undersigned Grantors, **Jamie Pearson Shields, an unmarried woman, and David L. Pearson in his capacity as Personal Representative of the Estate of Katie L. Pearson, deceased**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors, do by these presents, grant, bargain, sell and convey unto **David L. Pearson**, (herein referred to as Grantee), all of their undivided interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

**East 25 acres of the Southwest ¼ of the Southeast ¼ ; West ½ of the Southeast ¼ of the Southeast ¼ of Section 26, Township 21 South, Range 4 West, Shelby County, Alabama. Containing 45 acres, more or less.**

Subject to:

1. Taxes for the year beginning October 1, 2012 which constitutes a lien but are not due and payable until October 1, 2013.
2. Existing easements, conditions, covenants, right of way(s), restrictions, if any of record.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH**

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, Jamie Pearson Shields and David L. Pearson in his capacity as Personal Representative of the Estate of Katie L. Pearson, deceased, have hereunto subscribed their names on this the \_\_\_\_ day of June, 2013.

Jamie Pearson Shields  
Jamie Pearson Shields

David L. Pearson  
David L. Pearson as Personal Representative of  
the Estate of Katie L. Pearson, deceased, Probate  
Case No. 2012045271

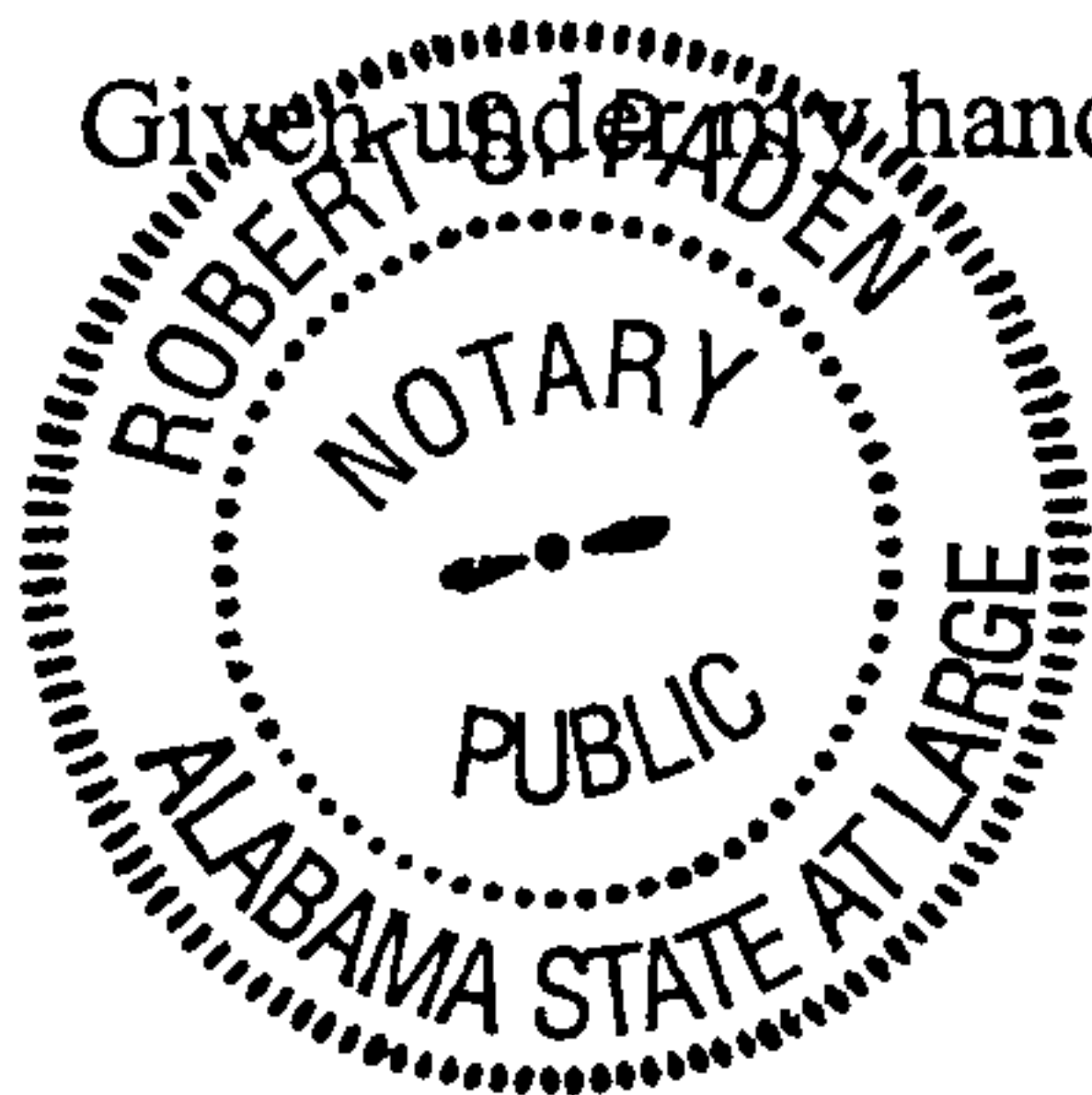
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jamie Pearson Shields**, 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 this the 27<sup>th</sup> day of June, 2013.



Robert S. Padon  
Notary Public

My commission expires: 7.13.14

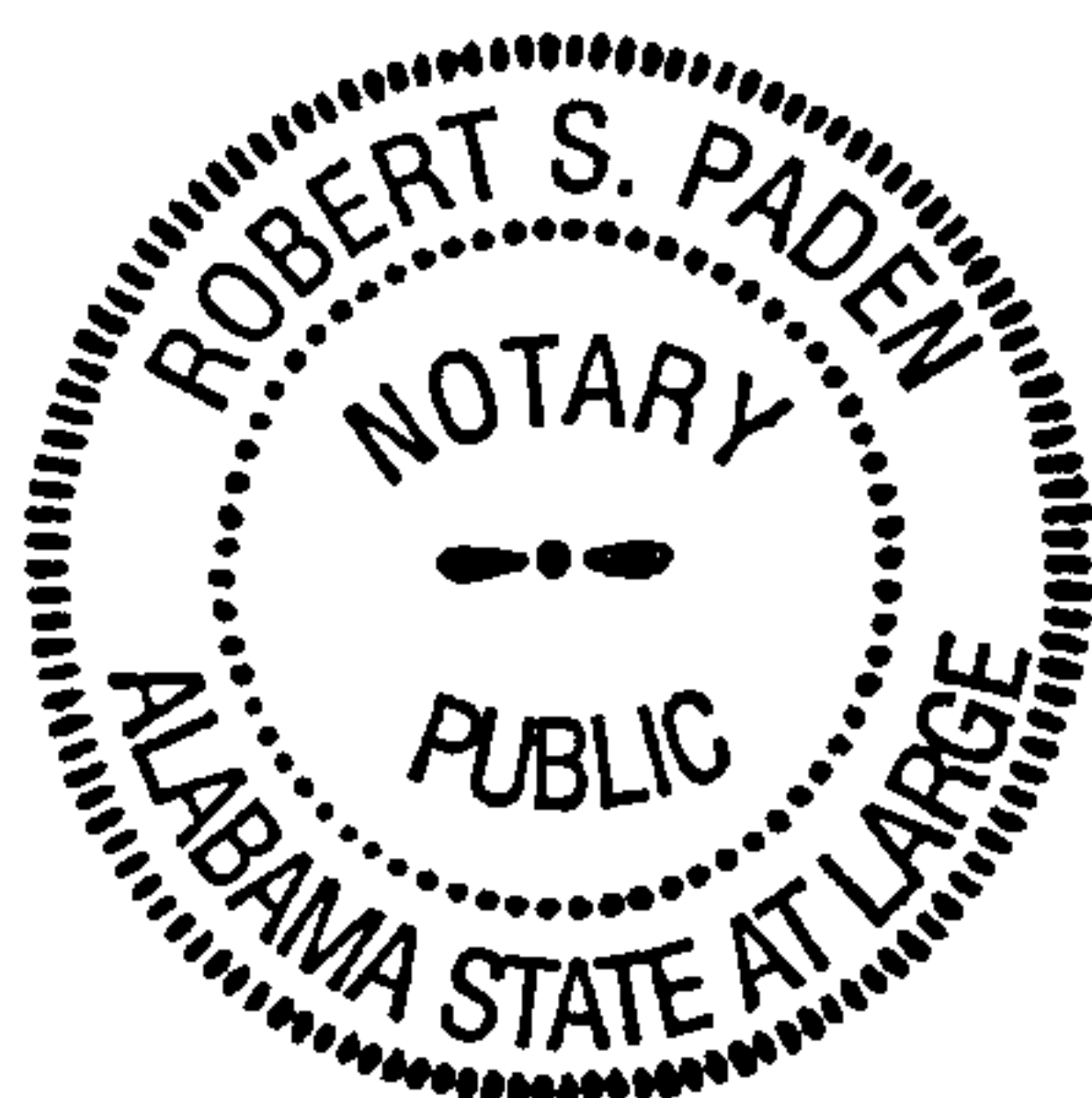
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **David L. Pearson**, whose name is signed as Personal Representative of the Estate of Katie L. Pearson, deceased, 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 and with full authority on behalf of said Estate on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of June, 2013.



Robert S. Padon  
Notary Public

My commission expires: 7.13.14



# Real Estate Sales Validation Form

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

Grantor	<u>Jamie Pearson Shields</u> <u>2140 Springdale Road</u> <u>Bessemer, AL 35022</u>	Grantee	<u>David L. Pearson</u> <u>7073 Bruce Drive SE</u> <u>Bessemer, AL 35022</u>
Grantor	<u>Estate of Katie L. Pearson,</u> <u>Deceased</u> <u>7073 Bruce Drive SE</u> <u>Bessemer, AL 35022</u>	Date of Sale	_____
		Total Purchase Price \$	_____
		or	_____
		Actual Value \$	_____
		or	_____
Property Address	<u>S1/2 SE1/4 EXCEPT W490(S)</u> <u>&amp; E1/2 SE1/4 SE1/4</u>	Assessor's Market Value \$	<u>84,600.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other Tax Assessors Value
<input type="checkbox"/> Closing Statement	

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).

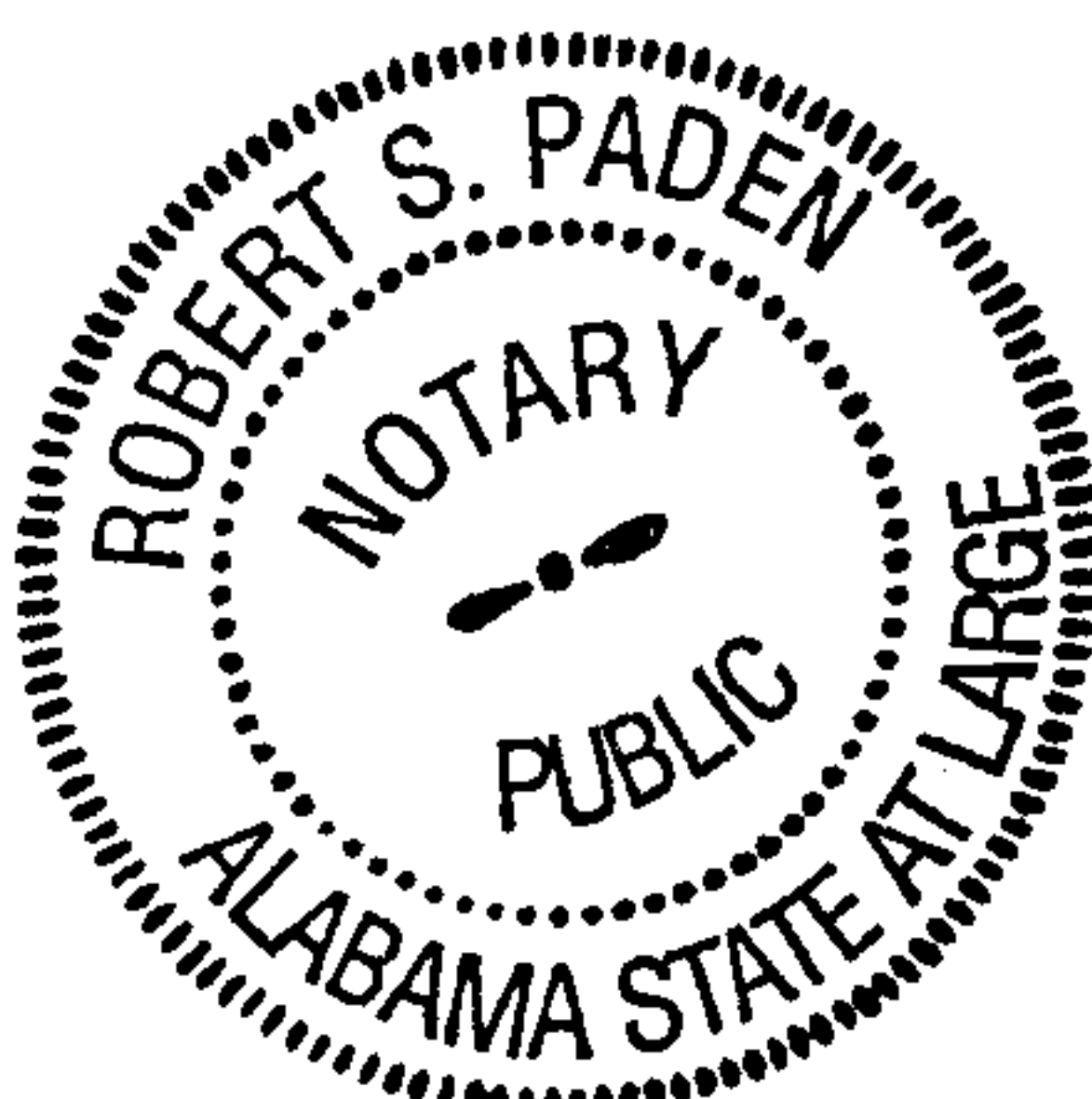
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6.27.13

Print David L. Pearson, Grantee

Sign David L. Pearson  
(Grantor/Grantee/Owner/Agent) circle one

Sworn to and subscribed before me on this 27<sup>th</sup> day of May, 2013.



Robert S. Padon  
Notary Public

My Commission Expires: 7.13.14

20130716000289050 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/16/2013 10:53:51 AM FILED/CERT