

This Instrument was Prepared by:

Send Tax Notice To: Clyde Pearce

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1301 Paradise Cove Ln
Wilsonville AL 35106

File No.: S-14-20966

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Three Thousand Dollars and No Cents (\$123,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Terry Lee Rollins and wife, Tina M. Rollins** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Clyde W. Pearce, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which;** to wit;

Commence at the Northwest corner of the Southeast ¼ of the Southwest ¼ of Section 23, Township 21 South, Range 1 East; thence run easterly along the North line thereof for 65.0 feet; thence 90 degrees 11 minutes 00 seconds right southerly 202.02 feet; thence 90 degrees 00 minutes left run easterly 161.00 feet; thence 90 degrees 00 minutes right run southerly 20.0 feet; thence 90 degrees 00 minutes left run easterly 399.69 feet to the point of beginning; thence 89 degrees 54 minutes 40 seconds left run northerly 43.82 feet; thence 89 degrees 43 minutes 40 seconds right run easterly 894.41 feet to the westerly R/W of Paradise Cove Lane; thence 98 degrees 51 minutes 40 seconds right run southerly along said R/W for 137.53 feet to a curve to the left (having a radius of 354.50 feet and a central angle of 2 degrees 04 minutes 11 seconds); thence run southerly along said curve for 14.24 feet; thence westerly, parallel with the North line of this parcel for 842.00 feet; thence 90 degrees 16 minutes 20 seconds right run northerly for 106.18 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of January, 2014.

Terry Lee Rollins
Terry Lee Rollins

Tina M. Rollins
Tina M. Rollins

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Terry Lee Rollins and Tina Rollins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of January, 2014.

April Clark
Notary Public, State of Alabama

My Commission Expires: 1-9-2017

20140131000028730 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
01/31/2014 03:40:43 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Terry Lee Rollins Grantee's Name Clyde Pearce Jr
Mailing Address 1147 Paradise Cove Ln Mailing Address 1301 Paradise Cove Ln
Wilsonville Ac Wilsonville Ac
35186 35186

Property Address 1147 Paradise Cove Ln Date of Sale 1-27-2014
Wilsonville Ac Total Purchase Price \$ 123,000.00
35186 Or
Actual Value \$
Or
Assessors 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 Appraisal
Sales Contract Other
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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date
Unattested (verified by)

Print Terry Lee Rollins
Sign Terry Rollins
(Grantor/Grantee/Owner/Agent) circle one

