

Prepared Without Benefit of Title Search or Survey

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 South Main Street
Post Office Box 902
Columbiana, Alabama 35051
(205) 669-6701
(williamtharrison@bellsouth.net)

SEND TAX NOTICE To:

Milton Eugene Pearson
15 Highway 46
Shelby, Alabama 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Milton Eugene Pearson, Jr.** and wife **Mary Ethel Pearson** (herein referred to as Grantors), do grant, bargain, sell and convey to **Milton Eugene Pearson, Jr.** and wife **Mary Ethel Pearson**, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

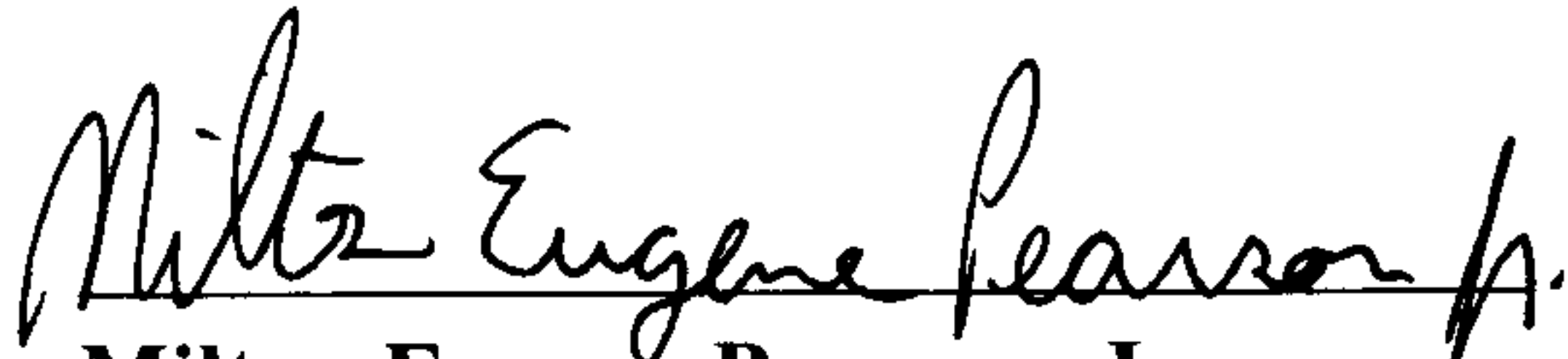
See: EXHIBIT "A"

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, and their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 23rd day of March, 2015.

Shelby County, AL 03/23/2015
State of Alabama
Deed Tax: \$89.50


20150323000091130 1/4 \$112.50
Shelby Cnty Judge of Probate, AL
03/23/2015 02:26:14 PM FILED/CERT

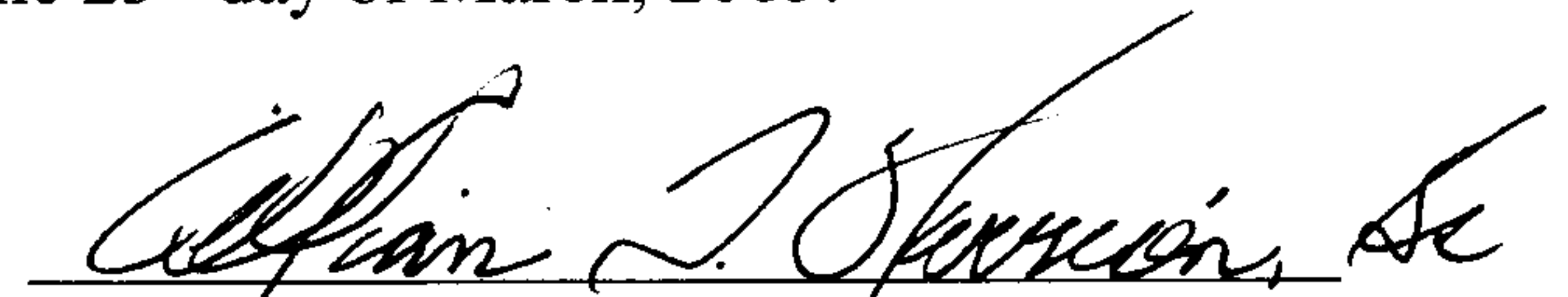

Milton Eugene Pearson, Jr.


Mary Ethel Pearson

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Milton Eugene Pearson, Jr.**, 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.

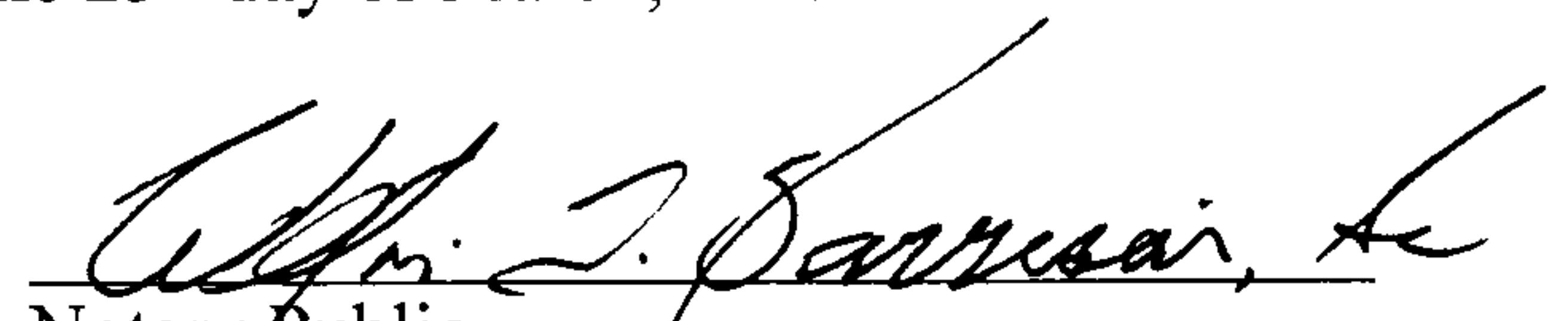
Given under my hand and official seal this the 23rd day of March, 2015.


Notary Public
My Commission Expires: 9-22-15

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Ethel Pearson**, 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 and official seal this the 23rd day of March, 2015.


Notary Public
My Commission Expires: 9-22-15

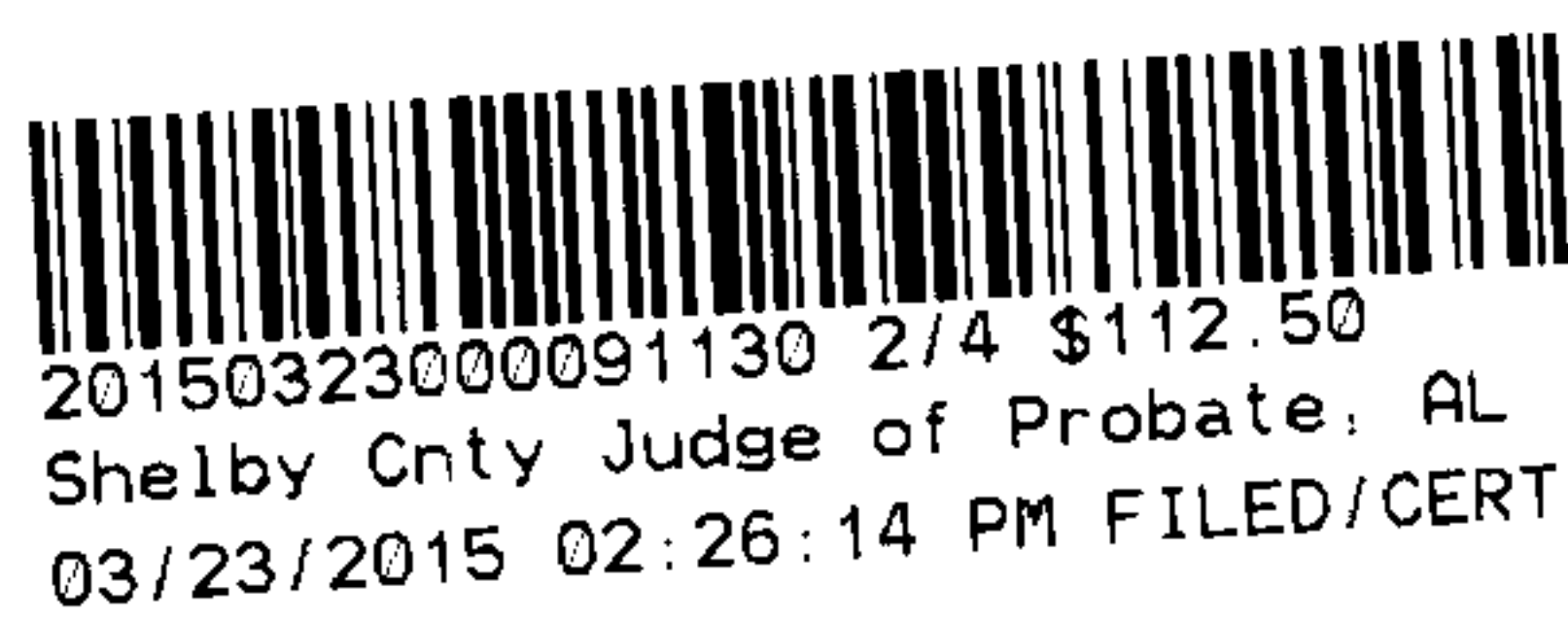


EXHIBIT "A"

A parcel of real estate described as follows:

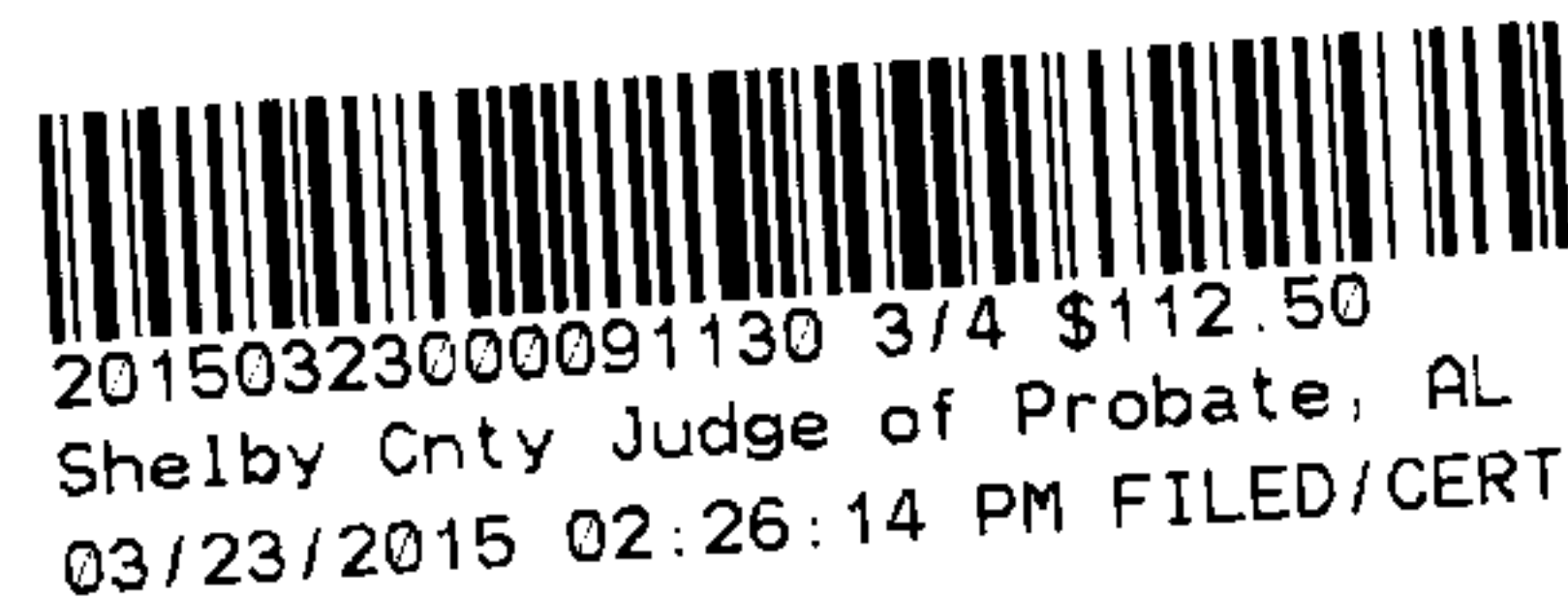
Begin at the Northeast corner of Section 4, Township 24 North, Range 15 East and run Southerly along the East side of said Section for 4,908.46 feet to the Southeast corner of said Section; thence turn an angle of 82 degrees 51 minutes 17 seconds to the right and run Westerly for 2,672.78 feet; thence turn an angle of 95 degrees 32 minutes 45 seconds to the right and run Northerly for 1,021.07 feet to the point of beginning (said point being on the North right of way of Shelby County Highway No. 46). Then continue along the last described course of 190.59 feet; then turn an angle of 94 degrees 29 minutes 08 seconds to the left and run Westerly along a fence for 196.12 feet; then turn an angle of 74 degrees 20 minutes 51 seconds to the left and run Southwesterly for 130.78 feet to a point on the North right of way of Shelby County Road No 46; then turn an angle of 89 degrees 10 minutes 04 seconds to the left and run Southeasterly along said R.O.W. for 225.79 feet back to the point of beginning.

Said parcel of real estate being one and the same parcel as that conveyed to Milton E. Pearson, Jr. by that certain deed from Milton Pearson and wife Vassie V. Pearson dated August 25th, 2004 and recorded in the Probate Office of Shelby County, Alabama at instrument No. 20040908000499420.

ALSO, a parcel of land described as follows:

All that part of the SE1/4 of the SW1/4 of Section 4, Township 24 North, Range 15 East, which lies East of Shelby County Road No. 47 and North of Shelby County Road No. 46, known as the Spring Creek Road, containing 2 ½ acres, more or less.

LESS AND EXCEPT, that property conveyed to Milton E. Pearson, Jr. by deed dated August 25, 2004, and recorded in the Probate Records of Shelby County, Alabama as Instrument No. 20040908000499420.



Real Estate Sales Validation Form

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

Grantor's Name Milton & Mary Pearson
Mailing Address 15 Hwy. 46
Shelby, Alabama 35143

Grantee's Name Milton & Mary Pearson
Mailing Address 15 Hwy. 46
Shelby, Alabama 35143

Property Address Part of SE1/4 of SW1/4 of
Section 4, Township 24 E.
Range 15 E., Shelby Co.
Alabama

Date of Sale March 23, 2015

E. Total Purchase Price \$ None

or

Actual Value

\$

or

☒ Assessor's Market Value \$ 89,090

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 Owners are only placing land in Jt.
with Right of Survivorship

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 3-23-15

Print Milton E. Pearson, Jr.

☒ Unattested

Karen Nelson
(verified by)

Sign Milton E. Pearson Jr.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

