

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Edward William Dyer and Diane Baxley Dyer  
401 Bent Creek Trace  
Chelsea, Alabama 35043

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**


**On this September 1<sup>st</sup>, 2017**, That for and in consideration of **THREE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 (\$327,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JIMMIE LOU PEARSON, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **EDWARD WILLIAM DYER and DIANE BAXLEY DYER**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 38, according to the Survey of Bent Creek Subdivision - Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 23.
7. Easement to Alabama Power Company recorded in Instrument #20051031000564180.
8. Right of Way to Alabama Power Company as recorded in Deed Book 126, Page 55.
9. Easement to BellSouth recorded in Instrument 20051212000641700
10. Railroad right of way reserved by South and North Alabama Railroad by deed book "T", Page 655.
11. Subject to oil and gas lease to Atlantic Richfield Company as recorded in Deed Book 324, Page 391.
12. Mineral and restrictions as set out in Deed Book 244, Page 587.
13. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1994-29305, Deed Book 154, Page 455, Deed Book 171, Page 515, and Deed Book 244, Page 587.

Shelby County, AL 09/19/2017  
State of Alabama  
Deed Tax: \$327.00

  
20170919000341180 1/3 \$348.00  
Shelby Cnty Judge of Probate, AL  
09/19/2017 01:18:59 PM FILED/CERT

14. Subject to Bent Creek, Sector One, Declaration of Protective Covenants filed for record in Instrument 20071004000464630, Instrument 20080222000072590, and Instrument 20080826000341680.


Jimmie Lou Pearson is the sole surviving grantee with right of survivorship filed in Instrument #20080619000250420; Harry N. Pearson, Sr. having died on July 29, 2014. Jimmie Lou Pearson and Harry N. Pearson, Sr. were legally married at the time of Harry N. Pearson, Sr.'s death.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of September 12, 2017.

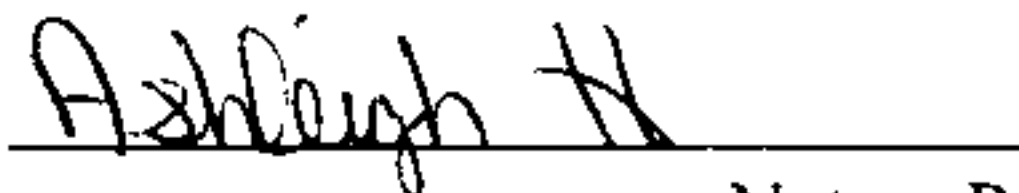
**GRANTOR:**

  
Jimmie Lou Pearson

STATE OF Oklahoma  
COUNTY OF Tulsa

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jimmie Lou Pearson, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jimmie Lou Pearson executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of September 12, 2017.



Notary Public

My Commission Expires: 03-08-2020

[Affix Seal Here]



NOTARY PUBLIC  
ASHLEIGH H.

COMMISSION # 1703206  
EXPIRES 03-08-20

IN AND FOR THE STATE OF OKLAHOMA  
TULSA COUNTY



20170919000341180 2/3 \$348.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Jimmie Lou Pearson  
Mailing Address \_\_\_\_\_  
401 Bent Creek Trace  
Chelsea, Alabama 35043

Grantee's Name Edward William Dyer  
Mailing Address \_\_\_\_\_  
Diane Baxley Dyer  
401 Bent Creek Trace  
Chelsea, AL 35043

Property Address 401 Bent Creek Trace  
Chelsea, Alabama 35043  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 9/14/17  
Total Purchase Price \$ \$327,000.00

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.

## 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 9/14/17

Print C. Ryan Sparks

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20170919000341180 3/3 \$348.00  
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Form RT-1