

This Instrument was Prepared by:

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

File No.: MV-17-24329

Send Tax Notice To: Sandra Wash
Christopher Cody Wash

106 Indian Landing Road
Pelham, AL 35124

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Six Thousand One Hundred Eighty Four Dollars and No Cents (\$296,184.00)**, 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, **Maurice G. Pearson, Jr. and Gisela W. Pearson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sandra Wash and Christopher Cody Wash**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

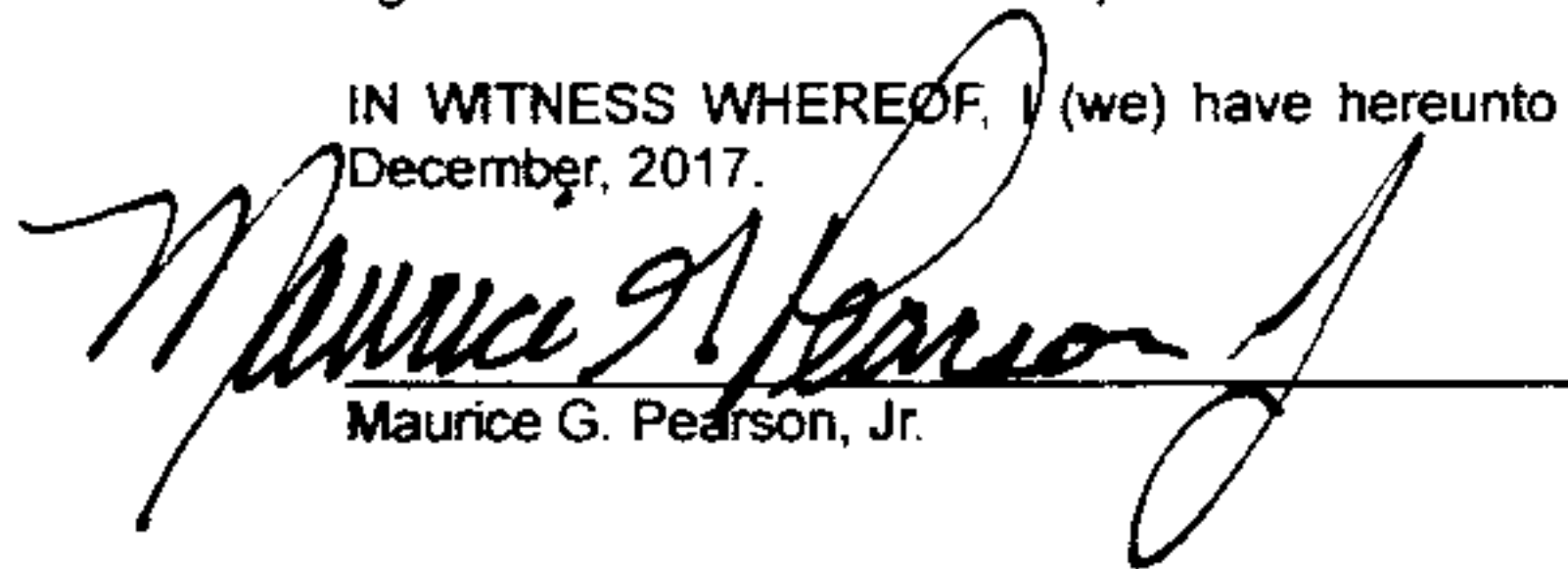
Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecbrded.

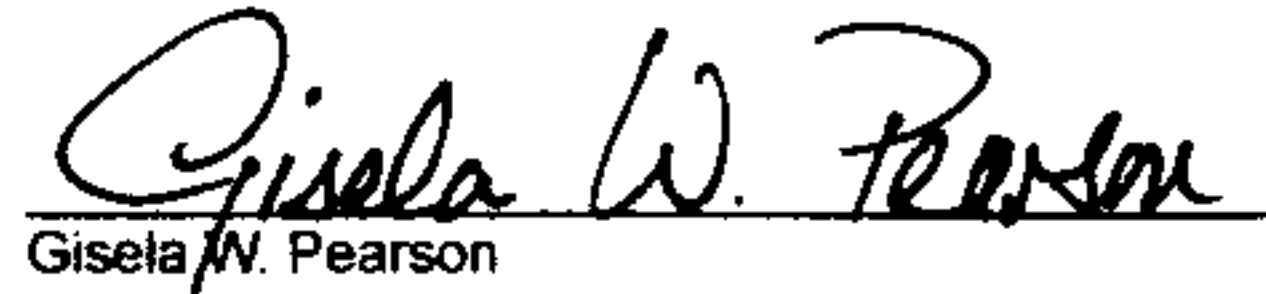
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 December, 2017.


Maurice G. Pearson, Jr.

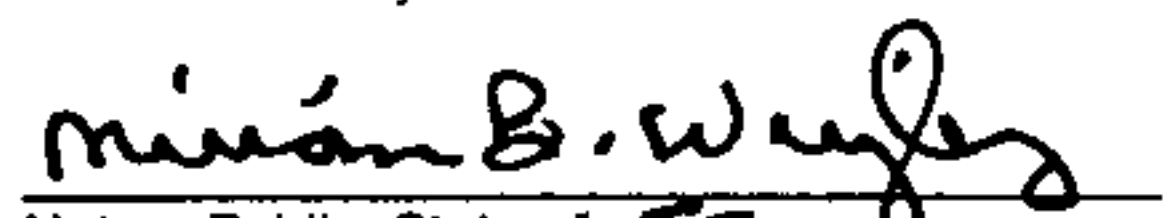

Gisela W. Pearson

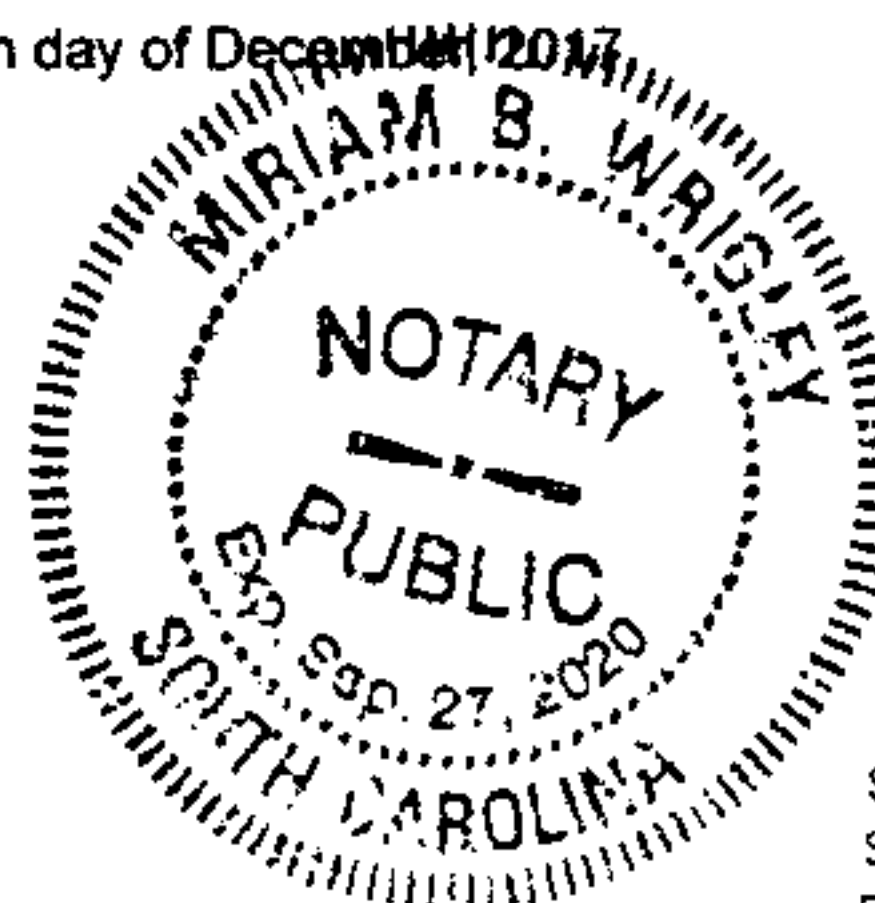
State of SC


County of Lexington

I, Miriam B. Wrigley, Notary Public in and for the said County in said State, hereby certify that **Maurice G. Pearson, Jr. and Gisela W. Pearson**, 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 December, 2017.


Notary Public, State of SC
Sept 27, 2020
My Commission Expires: 9-27-20




20171229000463230 1/3 \$317.50
Shelby Cnty Judge of Probate, AL
12/29/2017 10:29:24 AM FILED/CERT

Shelby County, AL 12/29/2017
State of Alabama
Deed Tax: \$296.50

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL #1:

From a 3-inch capped pipe at the SE corner of Section 15, Township 22 South, Range 1 East, run thence north along the accepted East boundary of the E 1/2 of SE 1/4 of said Section 15, a distance of 1333.66 feet to a railroad spike at the accepted SE corner of the NE 1/4 of SE 1/4 of said Section 15; thence continue along said course and along the accepted East boundary of said NE 1/4 of SE 1/4 a distance of 631.07 feet to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted East boundary of said NE 1/4 of SE 1/4, a distance of 702.59 feet to a railroad rail accepted as the SE corner of the SE 1/4 of NE 1/4 of aforementioned Section 15, Township 22 South, Range 1 East; thence turn 00 degrees 19 minutes 24 seconds right and run 1326.10 feet to a railroad rail accepted as the NE corner of said SE 1/4 of NE 1/4; thence turn 90 degrees 07 minutes 16 seconds left and run 2672.37 feet to a railroad rail accepted as the NW corner of the SW 1/4 of NE 1/4 of Section 15, Township 22 South, Range 1 East; thence turn 89 degrees 02 minutes 37 seconds left and run 1518.67 feet to a 1/2-inch rebar that is 1154.95 feet North of a 1.5-inch pipe accepted as the SW corner of the NW 1/4 of SE 1/4 of said Section 15, said point being on the Northerly boundary of Shelby County Highway #42 (80-foot right of way); thence turn 54 degrees 54 minutes 40 seconds left and run 1192.17 feet along said highway boundary to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 34 degrees 28 minutes 02 seconds and tangents of 612.59 feet; thence turn 17 degrees 14 minutes 01 seconds left and run a chord distance of 1170.18 feet to a 1/2-inch rebar at the P.T.; thence turn 17 degrees 14 minutes 01 seconds left and run 179.39 feet along said highway boundary to a 1/2-inch rebar; thence turn 57 degrees 36 minutes 21 seconds left and run 687.78 feet along an accepted property line to a 1/2-inch rebar; thence turn 53 degrees 05 minutes 51 seconds left and run 62.23 feet along an accepted property line to the point of beginning of herein described parcel of land. Situated in the S 1/2 of NE 1/4 and the N 1/2 of SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.



20171229000463230 2/3 \$317.50
Shelby Cnty Judge of Probate, AL
12/29/2017 10:29:24 AM FILED/CERT



20171229000463230 3/3 \$317.50
Shelby Cnty Judge of Probate, AL
12/29/2017 10:29:24 AM 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 Maurice G. Pearson, Jr.
Gisela W. Pearson
Mailing Address 148 HIGHGROVE CIRCLE
WEST COLUMBIA, SC 29170
Property Address 0 Hwy 42
Shelby, AL 35143

Grantee's Name Sandra Wash
Christopher Cody Wash
Mailing Address 106 Indian Landing Rd
Palmer 35124
Date of Sale December 27, 2017
Total Purchase Price \$296,184.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 of 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 December 19, 2017

Unattested

(verified by)

Print Maurice G. Pearson, Jr.

Sign Maurice G. Pearson, Jr.

(Grantor/Grantee/Owner/Agent) circle one