

This Instrument was Prepared by:

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

File No.: MV--21-27227

Send Tax Notice To: Scott Thompson
Kimberly Thompson

120 Sutton Circle
Birmingham, AL 35242

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 **One Hundred Forty Nine Thousand Dollars and No Cents (\$149,000.00)**, 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, **Nicholas Scott Pearson, a married man, Eva Grace Pearson, a single woman and Brody Lane Cardwell, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Thompson and Kimberly Thompson**, (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 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouse.

\$ 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 30th day of April, 2020.


Nicholas Scott Pearson


Eva Grace Pearson


Brody Lane Cardwell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Nicholas Scott Pearson, Eva Grace Pearson, and Brody Lane Cardwell, 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 30th day of April, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

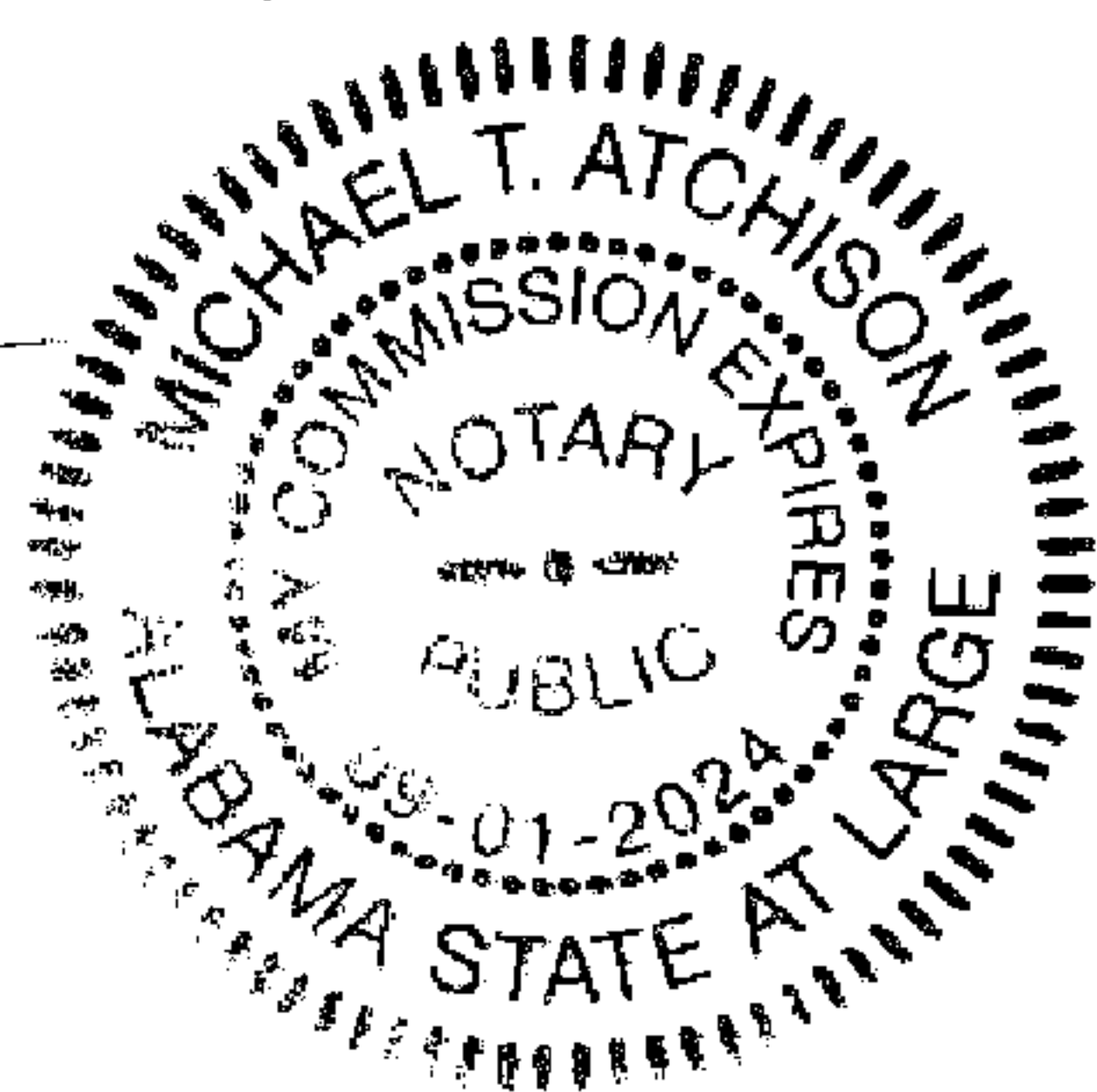


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Commencing at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 13, Township 20, Range 1 West; run thence N 84°45' E along an old road a distance of 1773.0 feet to a point on the Southwest right of way line of Shelby County Paved Highway Number 49; thence turn right 18°12' and run S 77°03' E along the said Southwest right of way line 40' from the centerline of the pavement a distance of 397.9 feet to an iron pin which shall be the point of beginning of the parcel of land herein described; thence continue S 77°03' E along the said right of way a distance of 493.49 feet to an iron pin; thence turn an angle of 119°26' and run S 16°29' E a distance of 367.06 feet to an iron pin; turn an angle of 78° 46' and run S 84°45' W a distance of 540.29 feet thence turn an angle of 90° to the right and run N 5°15' W a distance of 514.13 feet to the point of beginning.

Said parcel of land is lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 13, Township 20, Range 1 West.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Nicholas Scott Pearson Eva Grace Pearson Brody Lane Cardwell	Grantee's Name	Scott Thompson Kimberly Thompson
Mailing Address	_____	Mailing Address	<u>120 South Cir</u> <u>Birmingham AL 35242</u>
Property Address	6375 County Rd #49 Columbiana, AL 35051	Date of Sale	April 30, 2020
		Total Purchase Price	\$149,000.00
		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	☐ 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 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 April 29, 2021

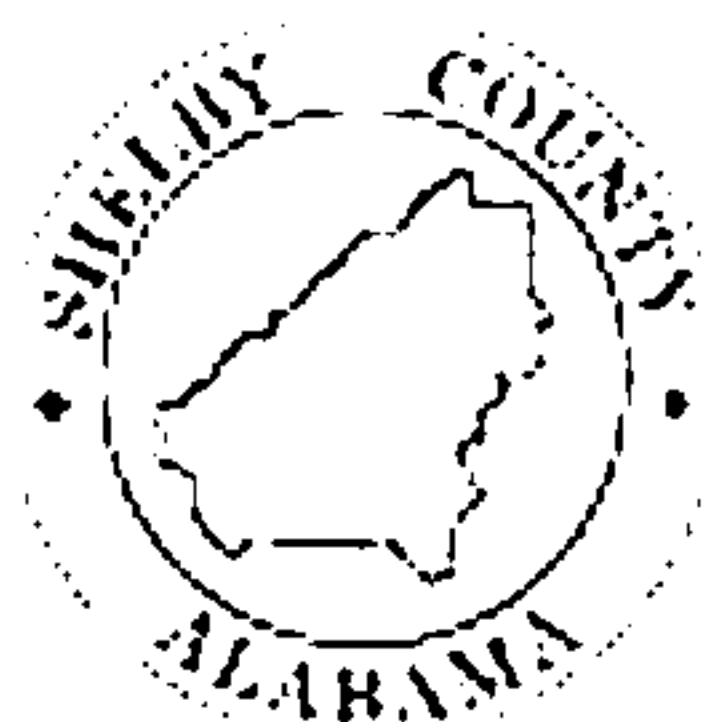
Print Nicholas Scott Pearson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 11:42:48 AM
\$178.00 JOANN
20210504000221490

Form RT-1

Allen S. Bayl