

that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of December, 2020.

GRANTOR: *[Handwritten initials]*
Michael P. Pearson
MICHAEL D. PEARSON
Angela L. Pearson
ANGELA L. PEARSON

STATE OF Alabama
COUNTY OF Shelby

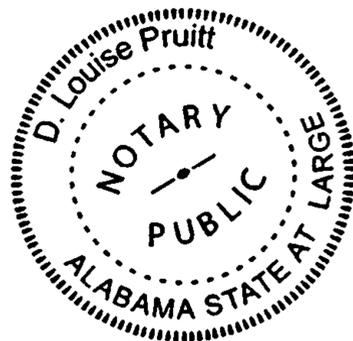
I, D. LOUISE PRUITT Notary Public for the State of _____, do hereby certify that **MICHAEL D. PEARSON and ANGELA L. PEARSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of December, 2020.

(NOTARY SEAL)

D. Louise Pruitt
Notary Public
My commission expires: _____
My Commission Expires 04-02-2024

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



Real Estate Sales Validation Form

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

Grantor's Name Michael D. Pearson and Angela L. Pearson
Mailing Address 405 Heathersage Road
Maylene, AL 35114

Grantee's Name Michael D. Pearson and Angela L. Pearson
Mailing Address 405 Heathersage Road
Maylene, AL 35114

Property Address 405 Heathersage Road
Maylene, AL 35114

Date of Sale 12/12/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 218,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2021 08:30:25 AM
\$29.00 CHERRY
20210817000399330

The purchase price or actual value claim ^{Miss S. Byrd's} 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 12/12/2020

Print Michael D. Pearson

Unattested

L. Louise Pruitt (verified by)

Sign Michael D. Pearson

(Grantor/Grantee/Owner/Agent) circle one

GRANTOR