

This Instrument was Prepared by:

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

File No.: S-23-29034

Send Tax Notice To: Stephen Hebert
Jane Hebert

1046 Hollis Rd
Westlake La 70669

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 Thirty Thousand Two Hundred Eighty Three Dollars and No Cents (\$230,283.00)**, 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 **Stephen Hebert and Jane Hebert**, as joint tenants with right of survivorship 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

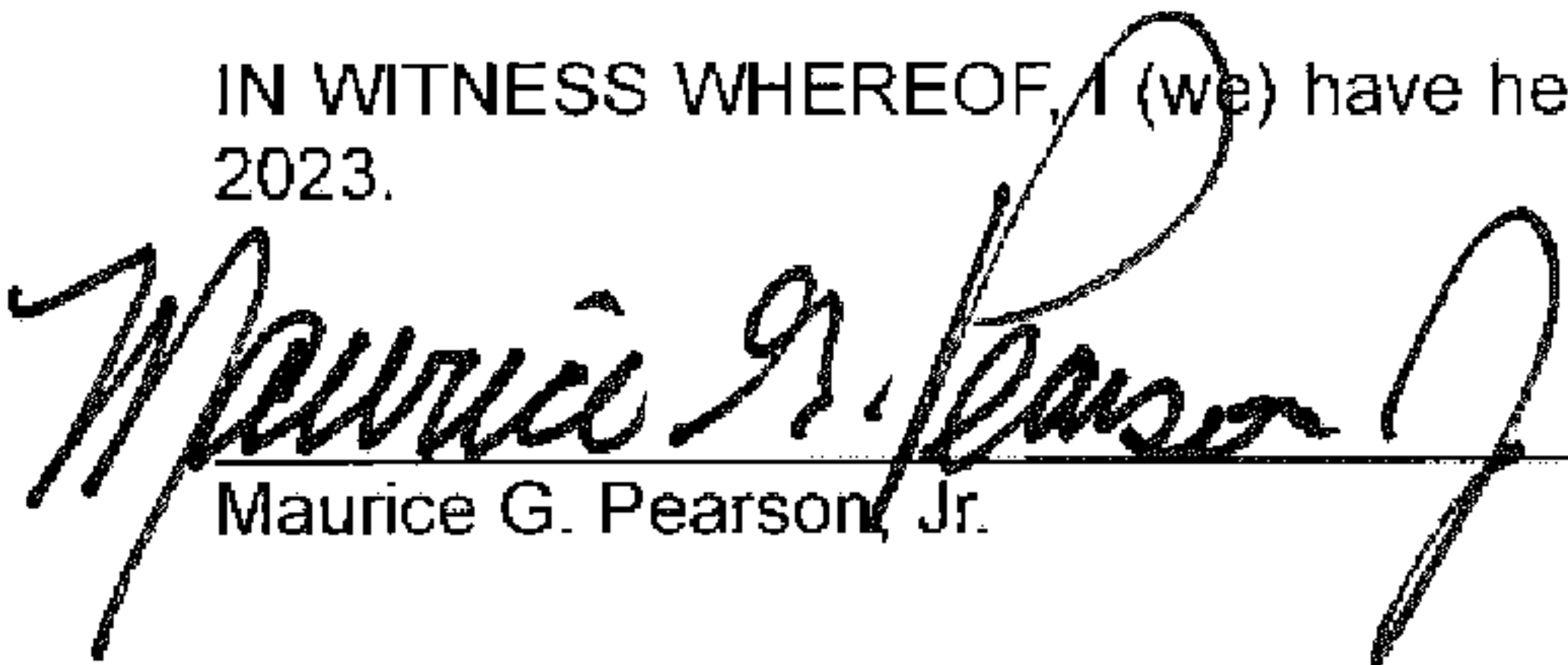
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 3rd day of April, 2023.


Maurice G. Pearson, Jr.


Gisela W. Pearson

State of SC

County of Lexington

I, Miriam B. Wrigley, a 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 3rd day of April, 2023.


Notary Public, State of SC

My Commission Expires: 7-27-2030

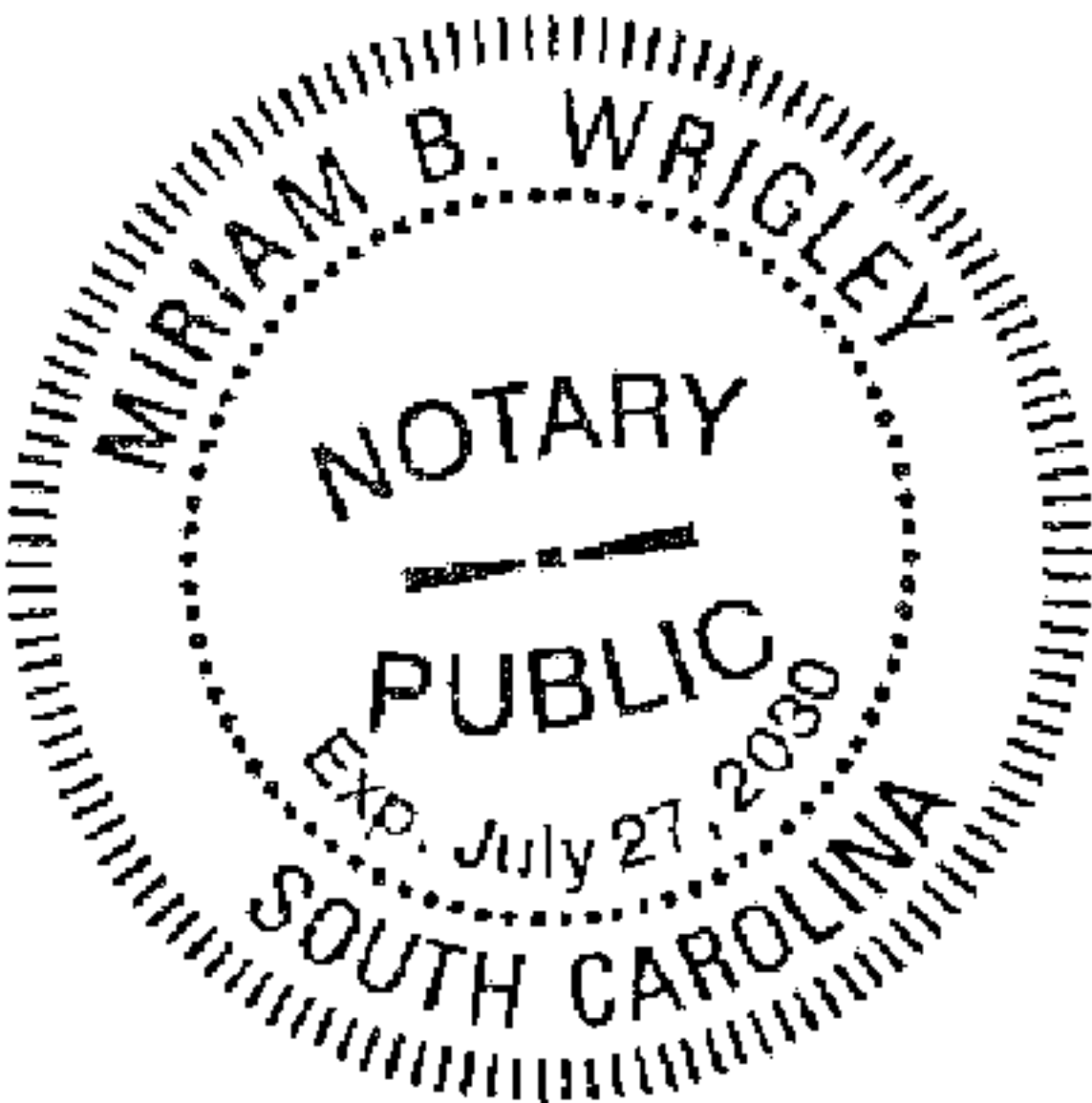


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 (Instrument #20111024000317670):

From a 3-inch capped pipe at the SE corner of Section 15, Township 22 South, Range 1 East, being the point of beginning of herein described parcel of land; run thence North along the accepted East boundary of the SE 1/4 of SE 1/4 of said Section 15, a distance of 1293.79 feet to a 1/2-inch rebar that is 39.87 feet South of a railroad spike at the NE corner of the SE 1/4 of SE 1/4 of said Section, said point being on the Southerly boundary of Shelby County Highway #42 (80-foot right of way), said point being on a curve concave left, having a delta angle of 09 degrees 37 minutes 32 seconds and tangents of 396.63 feet; thence turn 86 degrees 04 minutes 32 seconds left and run a chord distance of 80.41 feet to a 1/2-inch rebar on said curve boundary; thence turn 93 degrees 54 minutes 34 seconds left and run 165.70 feet along an accepted boundary to an 1/2-inch rebar; thence turn 00 degrees 22 minutes 46 seconds left and run 172.14 feet to a 1/2-inch rebar; thence turn 70 degrees 50 minutes 00 seconds right and run 413.95 feet to a 1/2-inch rebar; thence turn 77 degrees 19 minutes 05 seconds left and run 160.30 feet to a 1/2-inch rebar; thence turn 08 degrees 19 minutes 04 seconds right and run 624.46 feet to a 1/2-inch rebar; thence turn 46 degrees 15 minutes 57 seconds right and run 268.91 feet to a 1/2-inch rebar; thence turn 18 degrees 56 minutes 57 seconds left and run 261.29 feet to a 1/2-inch rebar; thence turn 40 degrees 06 minutes 58 seconds left and run 118.22 feet to a 1/2-inch rebar on the Northerly boundary of Louisville-Nashville Railroad (100-foot right of way); thence turn 56 degrees 43 minutes 41 seconds left and run 810.18 feet along said railroad boundary to a 1.5-inch pipe on the accepted East boundary of Section 22, Township 22 South, Range 1 East; thence turn 110 degrees 45 minutes 32 seconds left and run 789.02 feet to the point of beginning of herein described parcel of land. Situated in the SE 1/4 of SE 1/4 of Section 15, Township 22 South, Range 1 East; and the Fraction "A" of Section 22, Township 22 South, Range 1 East, Shelby County, Alabama.

Parcel 2 (Instrument #20111024000317660):

Begin at the Southwest corner of Section 14, Township 22 South, Range 1 East, Huntsville Principal Meridian; thence run North along the West line of said Section 14, a distance of 1294.00 feet to the South right of way line of Shelby County Hwy. No. 42; thence turn an angle of 95 degrees 36 minutes 33 seconds to the right, to the tangent of a right of way curve, and run along said right of way curve (whose Delta Angle is 6 degrees 09 minutes 02 seconds to the right, radius distance of 6,658.59 feet, tangent distance is 357.73 feet, length of curve is 714.78 feet) to the point of tangent of said right of way curve; thence continue along said right of way, a distance of 425.60 feet to the point of curve of a right of way curve; thence run along said right of way curve (whose Delta Angle is 10 degrees 54 minutes 56 seconds to the right, radius of 1105.96 feet, tangent is 105.66 feet, length of arc is 210.69 feet) to the East line of the SW 1/4 of the SW 1/4 of said Section 14; thence turn an angle of 67 degrees 27 minutes 23 seconds to the right, from tangent of said right of way curve, and run South along the East line of the SW 1/4 of said Section 14 a distance of 1035.81 feet to the Southeast corner of said 1/4-1/4 Section; thence turn an angle of 00 degrees 59 minutes 04 seconds to the right and run South along the East line of Fraction "D" of Fractional Section 23, Township 22 South, Range 1 East, a distance of 1317.58 feet to the North right of way line of a L & N Railroad right of way; thence turn an angle of 110 degrees 47 minutes 18 seconds to the right and run along said right of way, a distance of 1413.20 feet to the West line of said Section 23; thence turn an angle of 69 degrees 12 minutes 42 seconds to the right and run North along the West line of said Section 23, a distance of 788.97 feet to the Northwest corner of Fractional Section 23, Township 22 South, Range 1 East, and the point of beginning. Being all of the SW 1/4 of the SW 1/4 of Section 14, and all of Fraction "D" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, lying South of Shelby County Hwy. No. 42, and North of the L & N Railroad rights of way. Situated in Shelby County, Alabama. According to survey of Frank W. Wheeler, dated February 21, 1984.

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	Grantee's Name	Stephen Hebert Jane Hebert
Mailing Address	<u>148 Highgrove Circle</u> <u>West Columbia, SC 29170</u>	Mailing Address	<u>1046 Hollis Rd</u> <u>West Lake La 70669</u>
Property Address	<u>0 Hwy 42</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>April 03, 2023</u>
		Total Purchase Price	<u>\$230,283.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 March 31, 2023

 Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 01:29:45 PM
\$258.50 BRITTANI
20230410000100510

Print Maurice G. Pearson, Jr.

Sign Maurice G. Pearson, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Ann S. Byrd