

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2025-08-7045  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Aaron C. Pearson and  
Amy Pearson  
106 Phillips Circle  
Columbiana, AL 35051  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Fifty-Four Thousand Five Hundred and 00/100 Dollars (\$154,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Donna Cox Holcomb as Personal Representative of the Estate of Nancy Joyce Cox, deceased**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Aaron C. Pearson and Amy Pearson**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot No. 3, Block No. 1 of Columbiana Homes, Inc. Subdivision as the same appears of record in the Probate Office of Shelby County, Alabama, in Map Book 3, page 82.

ADDRESS OF PROPERTY: 106 Phillips Circle, Columbiana, AL 35051

\$151,701.00 of the above-recited purchase price was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for its, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that the property is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

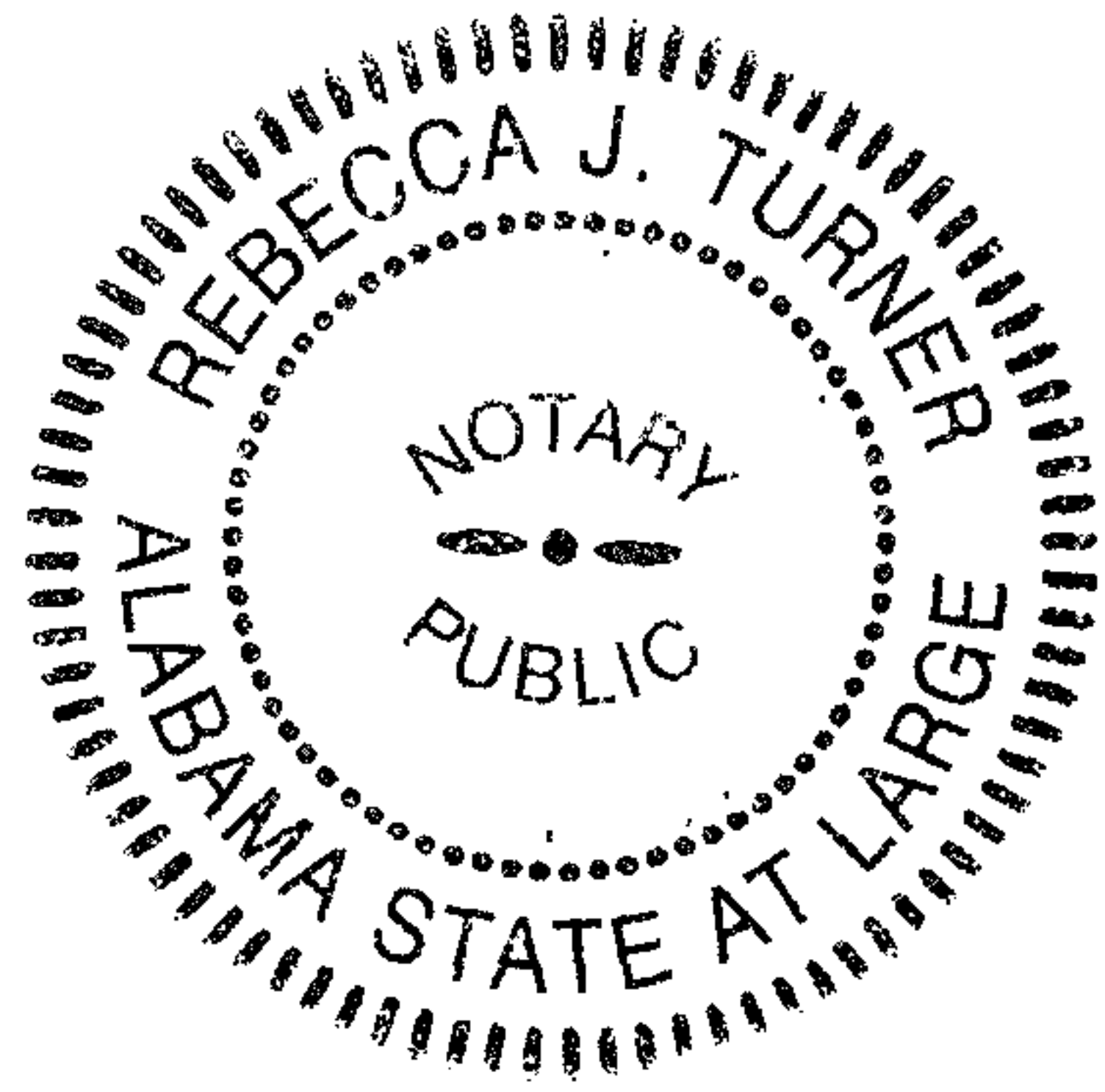
IN WITNESS WHEREOF, the said Grantor has set her hand and seal, to be effective the 15th day of September, 2025.

*Donna Cox Holcomb as Personal Representative of the estate of Nancy Joyce Cox*  
Donna Cox Holcomb as Personal Representative of ~~deceased~~  
the Estate of Nancy Joyce Cox, deceased

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna Cox Holcomb as Personal Representative of the Estate of Nancy Joyce Cox, deceased**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 15th day of September, 2025.



*Rebecca J. Turner*  
Notary Public Rebecca J. Turner  
My Commission Expires: 2/22/2026

Grantor's Mailing Address:  
4860 Bear Creek Road  
Sterrett, AL 35147



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2025 11:49:59 AM  
\$28.00 JOANN  
20250916000283100

*Allie S. Bayl*