

This Instrument was Prepared by:

Send Tax Notice To: Steven Pearce
Jessica Pearce

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

674 Hwy 9
Wilsonville, AL 35186

File No.: S-25-30911

**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 Thousand Dollars and No Cents (\$100,000.00)**, 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, **The Estate of Margaret S. Fuller, deceased, Probate Case No. PR-2025-002682, in the Probate Office of Shelby County, Alabama,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Pearce and Jessica Pearce**, 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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$132,000.00 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 14th day of Dec, 2025.

THE ESTATE OF MARGARET S. FULLER,
DECEASED, PROBATE CASE NO.
PR-2025-002682, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA

Amanda Virginia Ballenger
Amanda Virginia Ballenger
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Amanda Virginia Ballenger as Personal Representative of The Estate of Margaret S. Fuller, deceased, Probate Case No. PR-2025-002682, in the Probate Office of Shelby County, Alabama, 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 14th day of Dec, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

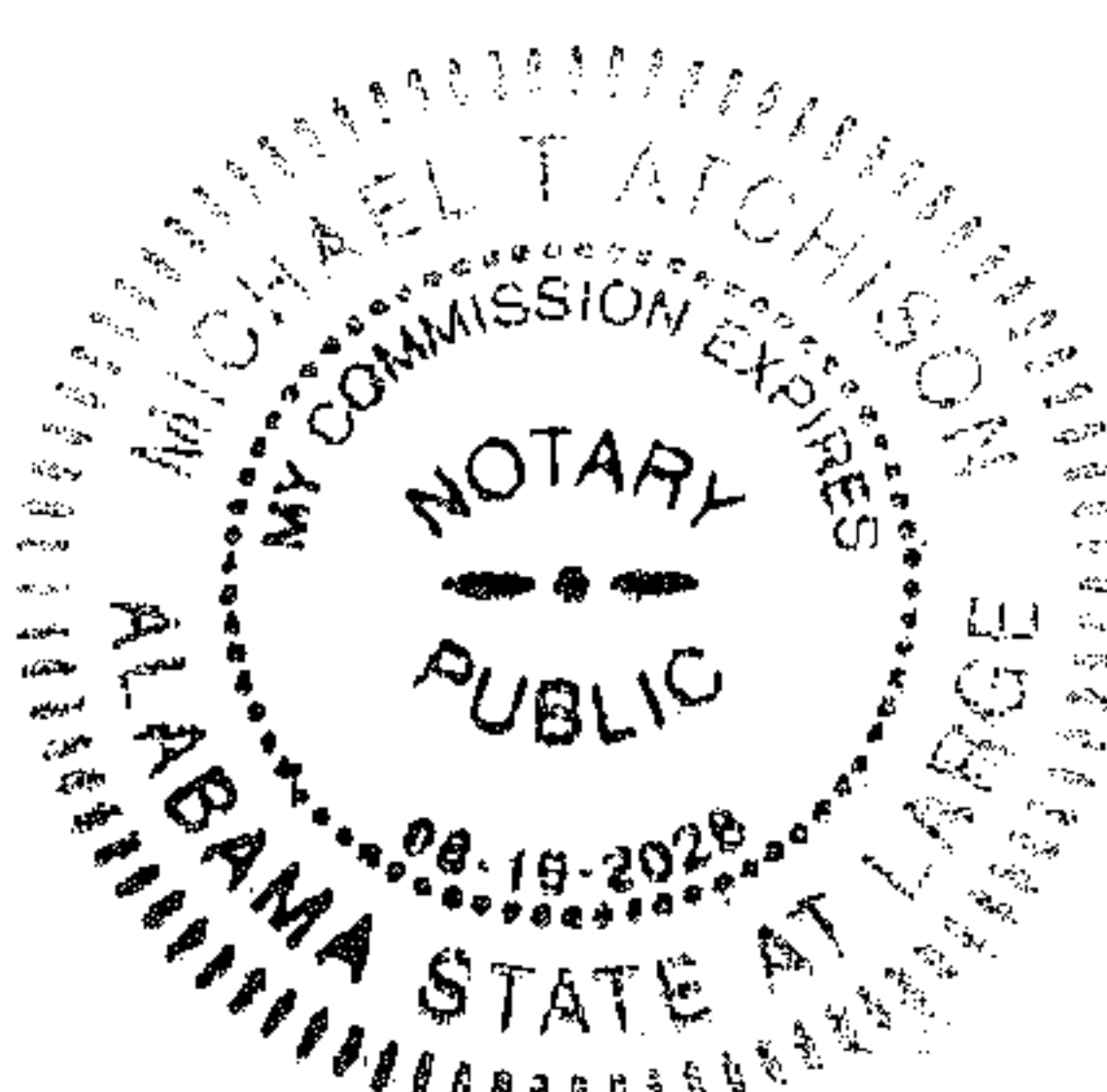


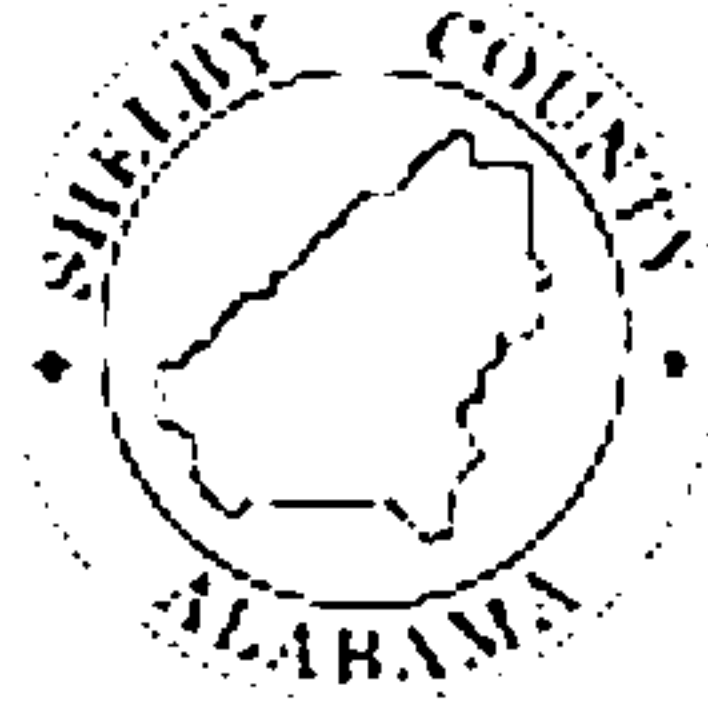
EXHIBIT "A"
LEGAL DESCRIPTION

S 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Reed W. Smith and wife, Nancy L. Smith, by deed recorded in Instrument #20101110000376410, described as follows:

Part of the South One-Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 14; thence run East along the South line of said Quarter-Quarter Section for a distance of 132.00 feet to the point of beginning; thence turn an angle to the left of 88 degrees 36 minutes 01 seconds and run North for a distance of 333.17 feet to a point; thence turn an angle to the right of 88 degrees 33 minutes 04 seconds and run East for a distance of 542.57 feet to the Northeast corner of the South One-Half of the Southwest Quarter of said Quarter-Quarter Section; thence turn an angle to the right of 91 degrees 26 minutes 49 seconds and run South for a distance of 333.64 feet to the Southeast corner of said South One-Half; thence turn an angle to the right of 88 degrees 36 minutes 08 seconds and run West along the South line of said Quarter-Quarter Section for a distance of 542.57 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2025 03:19:20 PM
 \$29.00 KELSEY
 20251222000391520

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Margaret S. Fuller, deceased, Probate Case No. PR-2025-002682, in the Probate Office of Shelby County, Alabama	Grantee's Name	Steven Pearce Jessica Pearce
Mailing Address	<u>276 Linwood Road</u> <u>Steele, AL 35147</u>	Mailing Address	<u>674 Hwy 9</u> <u>Wilsonville AL 35186</u>
Property Address	<u>740 Highway 9</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>19 Dec 25</u>
		Total Purchase Price	<u>\$100,000.00</u>
		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 18, 2025

Print The Estate of Margaret S. Fuller, deceased, Probate Case No. PR-2025-002682, in the Probate Office of Shelby County, Alabama

Armanda Virginia Bullard **Form RT-1**