



20251229000395860 1/3 \$289.00
Shelby Cnty Judge of Probate, AL
12/29/2025 01:38:29 PM FILED/CERT

SEND TAX NOTICE TO:
Clint Pearce & Mitchell Pearce
c/o Jimmy L. Barber
455 Mistletoe Lane
Vincent, AL 35178

This instrument was prepared by:
Wendy Hartley Gregerson
5501 Highway 280, Suite 301
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jimmy L. Barber, as Personal Representative of the Estate of Craig Harry Pearce, deceased,** (herein referred to as Grantor), grant, bargain, sell and convey unto **Clint Pearce and Mitchell Pearce,** both of who are unmarried men (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

419 Shelby Forest Drive, Chelsea, AL 35043 more particularly described as follows:

Lot 53, according to the Survey of Shelby Forest Estates, as recorded in Map Book 21, Page 117 A&B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject To: Ad valorem taxes for 2025 and subsequent years due and payable on October 1st of each year. Existing covenants and restrictions, easements, building lines and limitations of record.

This conveyance is executed by the undersigned **Jimmy L. Barber, solely in his capacity as Personal Representative of the Estate of Craig Harry Pearce, deceased,** and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

Shelby County, AL 12/29/2025
State of Alabama
Deed Tax: \$261.00




20251229000395860 2/3 \$289.00
Shelby Cnty Judge of Probate, AL
12/29/2025 01:38:29 PM FILED/CERT

Statutory Warranty Deed
Estate of Craig Harry Pearce, deceased
419 Shelby Forest Drive
Chelsea, AL 35043
Page Two

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of December, 2025.

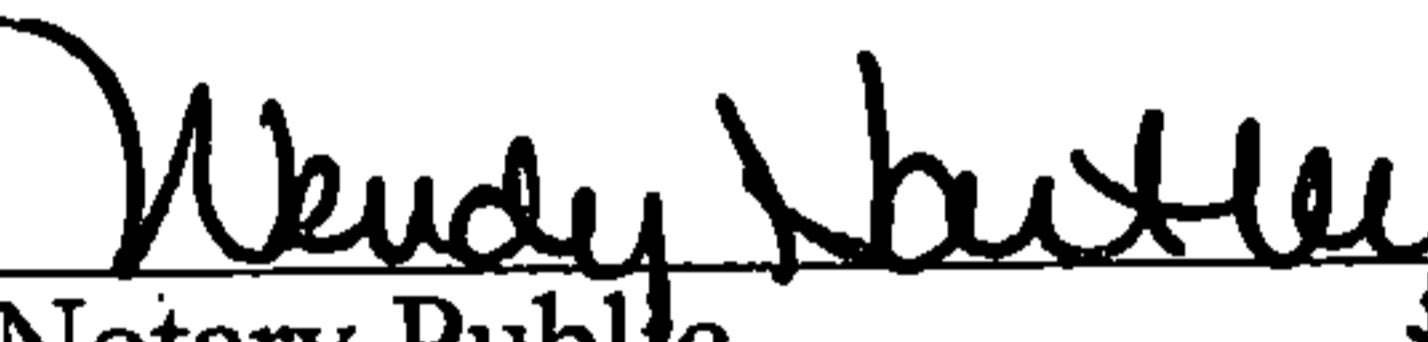
THE ESTATE OF CRAIG HARRY PEARCE,
DECEASED.

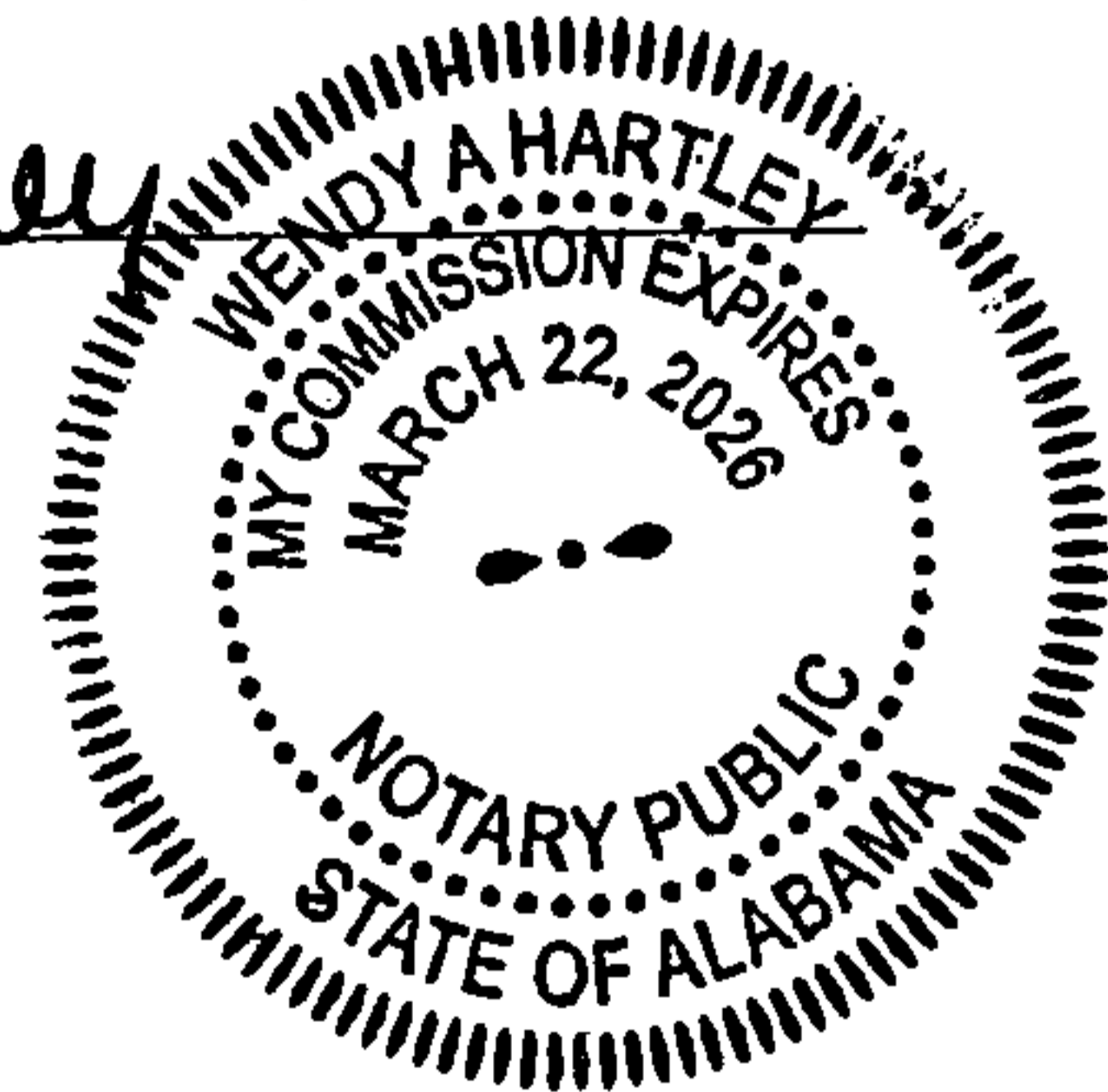
By: 
Jimmy L. Barber, in his capacity as Personal
Representative of the Estate of Craig Harry
Pearce, deceased.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jimmy L. Barber**, whose name as Personal Representative of the Estate of Craig Harry Pearce, deceased, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2025.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name: Craig H. Pearce
Mailing Address: 419 Shelby Forest Dr,
Chelsea, AL
35043

Grantee's Name: Clint & Mitchell Pearce
Mailing Address: 419 Shelby Forest Dr,
Chelsea, AL
35043

Property Address: 419 Shelby Forest Dr
Chelsea, AL
35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 260,700

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
- 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: 12/29/25

Print: Jimmy Barber

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one