

Send Tax Notice To:

Emily E. McAdory  
2121 Cameron Circle  
Birmingham, Alabama 35242  
PID# 03-8-33-0-003-013

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**Three Hundred Thirty-Four Thousand and 00/100'S \*\*\* (\$334,000.00)**  
to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,

**All Tajmir and Harriett E. Holmes, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more),  
does/do hereby grant, bargain, sell and convey unto

**Emily E. McAdory and Virginia M. Rancont**  
(herein referred to as Grantees), for and during their joint  
lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder  
and right of reversion, the following described real estate,  
situated in **Shelby County, Alabama**, to-wit:

**Lot 13, according to the Survey of St. Ives at Greystone, as  
recorded in Map Book 15, Page 70 A & B, in the Probate Office of  
Shelby County, Alabama; being situated in Shelby County,  
Alabama.**

**Together with the nonexclusive easement to use the private  
roadways, Common Areas and Hugh Daniel Drive, all as more  
particularly described in the Greystone Residential Declaration of  
Covenants, Conditions and Restrictions dated November 6, 1990,  
and recorded in Real 317, Page 260, in the Probate Office of  
Shelby County, Alabama, and all amendments thereto.**

Subject to Ad Valorem taxes for the year 1995 and  
subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines,  
easements and rights of way of record.

Subject to Mineral and Mining rights recorded in Real  
28, Page 581, and all rights and privileges incident  
thereto.

**NOTE:** Map Book 15, Page 70 A & B, shows the following  
reservation: "Sink Hole Prone Area: The Subdivision shown hereon  
including lots and streets, lies in an area where natural lime  
sinks may occur. Shelby County, the Shelby County Engineer, the  
Shelby County Planning Commission, and the individual members  
thereof and all other agents, servants or employees of Shelby  
County, Alabama, make no representations that the lots and  
streets are safe or suitable for residential construction, or  
for any other purposes whatsoever. The subdivision is underlain  
by limestone and thus may be subject to lime sink activity even  
though there is no visible evidence of sink holes on the  
property."

**TOGETHER WITH** all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.

**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; it being the intention of the parties  
to this conveyance, that, unless the joint tenancy hereby  
created is severed or terminated during the joint lives of the  
GRANTEES herein, in the event one GRANTEE herein survives the

Inst # 1995-08574

04/04/1995-08574  
12:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JULIE WOOD 345.00

other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hands, and seal(s) this 20th day of March, 1995.


  
Ali Tajmir

  
Harriett E. Holmes

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ali Tajmir and Harriett E. Holmes, husband and wife** 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 20th day of March, 1995.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 95021RB

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35242-4818

Inst # 1995-08574

04/04/1995-08574  
12:30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 345.00