

TP 2136

WARRANTY DEED

State of Alabama )  
Shelby County )

Know All Men By These Presents:

That in consideration of TEN and NO/100 DOLLARS (\$10.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Marilyn P. Pedersen, who was formerly known as Marilyn P. Rogers, and Paul M. Pedersen, husband and wife, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto Marilyn P. Pedersen and Paul M. Pedersen, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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 12-A, a resurvey of Lots 9, 10, & 12, Heatherwood, 1st Sector, as recorded in Map Book 9, page 2, (originally recorded in Map Book 8, page 27 A & B) in the Office of the Judge of Probate of Shelby County, Alabama:

Subject to Advalorem taxes for the years 1998, and thereafter; covenants, restrictions, easements, and rights of way of record.

The purpose of this deed is to establish joint survivorship.

Marilyn P. Rogers is one and the same as Marilyn P. Pedersen.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of February, 1998.

*Marilyn P. Rogers* (Seal)  
Marilyn P. Rogers

*Marilyn P. Pedersen* (Seal)  
Marilyn P. Pedersen

*Paul M. Pedersen* (Seal)  
Paul M. Pedersen

State of Alabama )  
Jefferson County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn P. Pedersen who was formerly known as Marilyn P. Rogers, and Paul M. Pedersen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 2nd day of February, 1998.

*Richard B. ...*  
Notary Public  
My commission expires:

This Instrument was prepared by: Larry R. Newman, Attorney at Law  
3141 Lorna Road, Birmingham, Alabama

02/19/1998-05550  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HEL 10.00

Inst # 1998-05550