

Send Tax Notice To:

Charles M. Harper
2513 Meadowood Circle
Birmingham, Alabama 35242
PID# 09-3-06-0-001-015.018

**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
One Hundred Ninety-Two Thousand and 00/100 (\$192,000.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Olivia Pescatore, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Charles M. Harper and Bobbie P. Harper

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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 7, according to the Survey of Meadowood Estates, as
recorded in Map Book 10, Page 33, in the Probate Office of
Shelby County, Alabama.**

\$ 187500 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1998 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights recorded in Real 8, Page 134, and all
rights and privileges incident thereto.

Olivia Pescatore is the surviving Grantee of that certain Deed recorded in/as
Deed Book 365, Page 766 in the Probate Office of Shelby County, Alabama,
the other Grantee, Frank T. Pescatore, Jr., having died on or about February
25, 1997.

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 any or 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 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.

Inst # 1998-33307

08/26/1998-33307
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 15.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 17th day of August, 1998.


Olivia Pescatore

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Olivia Pescatore, an unmarried person** 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 17th day of August, 1998.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 98093RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

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