

Send Tax Notice To:

Valerie Sidorov
2 Oakdale Drive
Montevallo, Alabama 35115
PID# 23-7-35-0-002-078

Inst # 1999-41891

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

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Ten and 00/100 (\$10.00)

Dollars in hand paid to **Claire Yvonne T. Olovsky**, as the **Executrix** of

Estate of Robert E. Thompson, Deceased,

(herein referred to as Grantor) by the Grantee herein, the receipt whereof is acknowledged, that said Executrix, under his/her power as granted in that certain Will probated under Probate Case No. 38-299, does hereby grant, bargain, sell and convey unto

Valerie Sidorov and Natalia Sidorova, his wife

(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:

An undivided One-half interest in the following described parcel:

, Lot 2, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.

\$ 77400 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 2000 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

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 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 to the heirs and assigns of the **GRANTEES** herein as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors 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.

10/08/1999-41891
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

IN WITNESS WHEREOF, **Claire Yvonne T. Olsovsky**, the **Executrix of Estate of Robert E. Thompson, Deceased**, who is authorized to execute this conveyance, has hereto set his/her signature and seal this **17th** day of **September, 1999**.

Estate of Robert E. Thompson, Deceased

BY: *Claire Yvonne T. Olsovsky, Executrix*
Claire Yvonne T. Olsovsky, Executrix
Estate of Robert E. Thompson, deceased

STATE OF TEXAS
COUNTY OF **CALHOUN**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Claire Yvonne T. Olsovsky** whose name as **Executrix of Estate of Robert E. Thompson, 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/she as such executor/executrix and with full authority executed the same voluntarily for and as the act of said estate on the day the same bears date.
Given under my hand and official seal, this **17th** day of **September, 17th**.

(SEAL)

FILE NO.: 99116RB

THIS INSTRUMENT PREPARED BY:
W. Russell Seals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
BIRMINGHAM, ALABAMA 35242

Patricia A. Mickle
Notary Public
My commission expires: **2-8-02**



Inst # 1999-41891

10/08/1999-41891
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 12.00