



20110304000072940 1/2 \$180.00
Shelby Cnty Judge of Probate, AL
03/04/2011 12:41:34 PM FILED/CERT

This Instrument Was Prepared By:
Holliman Law Firm
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124

Shelby County, AL 03/04/2011
State of Alabama
Deed Tax: \$165.00

\$165,000.00

STATE OF ALABAMA

ESTATE WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, The Estate of Charles Anthony Cataldo, Deceased Probate Case#PR2010-000271, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Mary G. Sims and Susan F. Sims, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 97 according to the Final Plat of Holland Lakes,
Sector 1 as recorded in Map Book 34, Page 85, Shelby
County, Alabama Records.

This conveyance is hereby made subject to restrictions,
easements and rights of way of record in the Probate
Office of Shelby County, Alabama.

Send Tax Notice to:

386 Holland Lakes Drive

Pelham, Alabama 35124

Together with all and singular the tenements, hereditaments
and appurtenances thereto belonging or in anywise appertaining in
fee simple.

TO HAVE AND TO HOLD the same unto 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, together with every contingent
remainder and right of reversion.

And said GRANTOR does for itself and its successors and
assigns covenants with the said GRANTEES, 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 they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its signature by Annette C. Butero its Personal Representative on this the 17th day of FEBRUARY, 2011.

The Estate of Charles Anthony
Cataldo, Deceased Probate
Case#PR2010-000271

Annette C. Butero
Annette C. Butero, Personal
Representative

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Annette C. Butero as Personal Representative of The Estate of Charles Anthony Cataldo, Deceased Probate Case#PR2010-000271 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, she as such duly authorized officer executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this the 17th day of FEBRUARY, 2011.

[Signature]
Notary Public

My Commission Expires:

8-24-2014

JOHN R. HOLLIMAN
NOTARY PUBLIC - ALABAMA
My Commission Expires

8-24-2014

