



20111012000302520 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/12/2011 10:00:34 AM FILED/CERT

**THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A SURVEY
AND THE SCRIVENER MAKES NO REPRESENTATION AS TO TITLE OR
LEGAL DESCRIPTION.**

This instrument was prepared by:

William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, AL 35127

Address for taxes:

Theresa Pharo
900 10th Court, SW
Alabaster, AL 35007

WARRANTY DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$ 10.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEEES** herein, the receipt whereof is acknowledged, I, Theresa Louise Pharo, as personal representative (Executrix) of the Estate of Dorothy Cordy Pharo, deceased, Probate Case No. PR-2010-000090 (herein referred to as the **GRANTOR**) do hereby grant, bargain, sell and convey unto David Robert Pharo, Anthony Milton Pharo and Theresa Louise Pharo (herein referred to as the **GRANTEEES**) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 17, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Probate Office of Shelby County, Alabama

Subject to:

1. Ad valorem taxes for the current tax year, 2010 and subsequent tax years
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

NOTE: Dorothy Cordy Pharo is the surviving grantee in that certain deed granting property to her and to Oscar Pharo, Jr. on April 30, 1987 and recorded in Deed Record 81, Page 772, the other grantee, Oscar Pharo, Jr. having departed this earthly life on September 13, 2009.

TO HAVE AND TO HOLD to the said GRANTEEES, THEIR HEIRS, EXECUTORS, SUCCESSORS AND ASSIGNS FOREVER.

And I do for myself and for my heirs, executors and administrators covenant with the said **GRANTEEES**, their heirs, successors and assigns, that I am 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 my heirs, executors and administrators shall warrant and defend the same to the said

Warranty Deed
Estate of Dorothy Cordy Pharo to
David Robert Pharo, Anthony Milton Pharo and
Theresa Louise Pharo
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GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal this 22nd day of
April, 2010. 2011

For the Estate of Dorothy Cordy Pharo, deceased

By: Theresa Louise Pharo
Theresa Louise Pharo, as Personal
Representative (Executor)

STATE OF ALABAMA)
JEFFERSON COUNTY)
Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Theresa Louise Pharo, whose name is signed to the foregoing deed as Personal Representative (Executrix) of the Estate of Dorothy Cordy Pharo, Probate Case No. PR-2010-000090 and who is known to me, acknowledged before me on this day, that being informed of the contents of this deed, she has executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

GIVEN under my hand and official seal of office of this 22nd day of April,
2010. 2011

Vicki M. Hedrick
Notary Public
My Commission Expires: COMMISSION EXPIRES SEPTEMBER 30, 2014