


This instrument was prepared by:
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WHEN RECORDED RETURN TO
Richard Friedman & wife Sheila Friedman
1109 Berwick Road
Birmingham, AL 35242

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship


20031103000729570 Pg 1/3 177.00
Shelby Cnty Judge of Probate, AL
11/03/2003 10:49:00 FILED/CERTIFIED

STATE OF ALABAMA)
~~JEFFERSON~~ COUNTY)

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand (\$160,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

James R. Harrell, an unmarried man,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

Richard Friedman & Susan Friedman, husband and wife,

herein referred to as grantee, (whether one or more), 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 to Jefferson County, Alabama to wit:

Lot 176A, according to Resurvey of Lots 129 thru 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, page 28, in the Probate Office of Shelby County, Alabama.

Subject to:


1. **Ad Valorem Taxes Due 10/31/2004.**
2. **See attached Exhibit A.**

TO HAVE AND TO HOLD to the said grantee, (whether one or more), 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 the right of reversion.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their 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 Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 31st day of October, 2003.

Witness



James R. Harrell

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Harrell **an unmarried man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2003.



Notary Public

My Commission Expires:

9/27/09

5. Restrictions or Covenants recorded in Instrument 1992/4720 and amended in Instrument 1995/14046, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Easement for Alabama Power Company recorded in Instrument 1992/26820, in the Probate Office of Shelby County, Alabama.
7. Transmission line permit to Alabama Power Company, as recorded in Deed Book 141, page 180; Real 333, page 201 and Real 377, page 441, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Deed Book 4, page 486; Deed Book 4, page 493 and Deed Book 4, page 495, in the Probate Office of Shelby County, Alabama.
9. Rights of others to use Hugh Daniel Drive as recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
10. Covenants and Agreement for Water Service between Dantract and Shelby County recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.
11. Restrictions or Covenants, Conditions and Building Set Back Lines recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
12. Reciprocal Easement Agreement pertaining to access and roadway easement recorded in Real 312, page 274; Real 317, page 253 and Instrument 1993/1324, in the Probate Office of Shelby County, Alabama.

Continued...

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10/29/2003 10:09 FAX 2269280

LAND TITLE COMPANY

13. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
14. Greystone Multi-family Declaration of Covenants, Conditions and Restrictions in Real Volume 319, page 238; amended by First Amendment recorded in Real Volume 319, page 238; Second Amendment as recorded in Real Volume 336, page 281 and Third Amendment being recorded in Real Volume 397, page 958 and by Instrument 1992/4710 and Instrument 1993/10164, in the Probate Office of Shelby County, Alabama.