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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOSEPH R. BADOLATO, JR.  
7046 BRADSTOCK COURT  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED and 00/100 (\$359,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFFREY S. ARMSTRONG and JUDY S. ARMSTRONG, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH R. BADOLATO, JR. and AMY BADOLATO, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF GREYSTONE 7<sup>TH</sup> SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 11/06/90, AND RECORDED IN REAL VOLUME 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH ALL AMENDMENTS THERETO.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING LINES AS SET OUT IN DEED RECORDED IN INSTRUMENT #1995-8743 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 10 FOOT EASEMENT ON REAR AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL VOLUME 317, PAGE 260, 1<sup>ST</sup> AMENDMENT RECORDED IN REAL VOLUME 346, PAGE 940; 2<sup>ND</sup> AMENDMENT RECORDED IN REAL VOLUME 378, PAGE 904; 3<sup>RD</sup> AMENDMENT RECORDED IN REAL VOLUME 397, PAGE 958; 4<sup>TH</sup>

AMENDMENT RECORDED IN INSTRUMENT #1992-17890; TH AMENDMENT RECORDED IN INSTRUMENT #1993-03123; 6<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1993-10161; 7<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1993-16982; 8<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1993-20968; 9<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1993-32840; 10<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1994-23329 AND 11<sup>TH</sup> AMENDMENT RECORDED IN INSTRUMENT #1995-08111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RESTRICTIONS AND RELEASE OF DAMAGES AS RECORDED IN DEED RECORDED IN INSTRUMENT #1995-8743 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. NOTICE TO THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 19, PAGE 121, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN VOLUME 109, PAGE 505; VOLUME 112, PAGE 17; VOLUME 305, PAGE 637 AND REAL VOLUME 333, PAGE 138.
9. RIGHTS OF OTHERS FOR THE USE OF HUGH DANIEL DRIVE RECORDED IN DEED BOOK 301, PAGE 799 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COVENANTS AND AGREEMENTS FOR WATER SERVICE RECORDED IN REAL VOLUME 235, PAGE 575 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AND ROADWAY EASEMENTS, RECORDED IN REAL VOLUME 312, PAGE 274 AND AMENDED BY REAL VOLUME 317, PAGE 253, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN VOLUME 4, PAGE 486; VOLUME 121, PAGE 294 AND VOLUME 60, PAGE 260.
13. RELEASE OF DAMAGES AS RECORDED IN REAL VOLUME 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPEARING OF RECORD IN REAL VOLUME 325, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

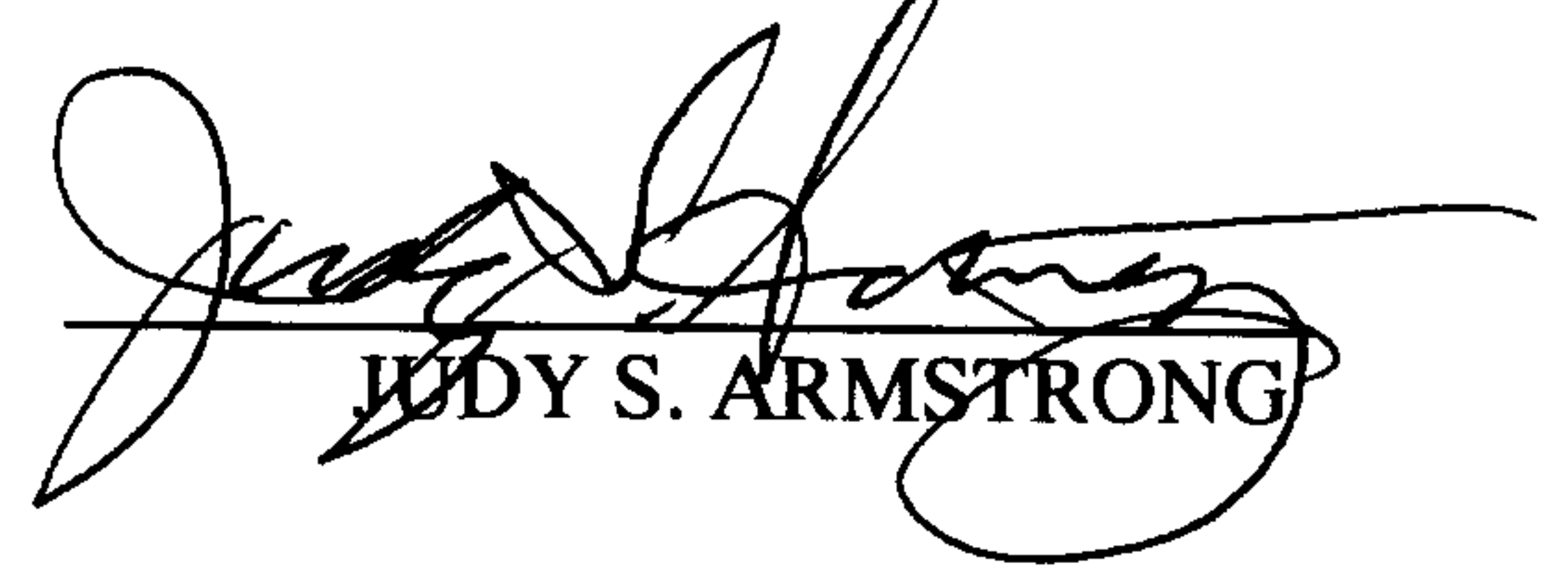
\$287,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JEFFREY S. ARMSTRONG and JUDY S. ARMSTRONG, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2004.

  
JEFFREY S. ARMSTRONG

  
JUDY S. ARMSTRONG

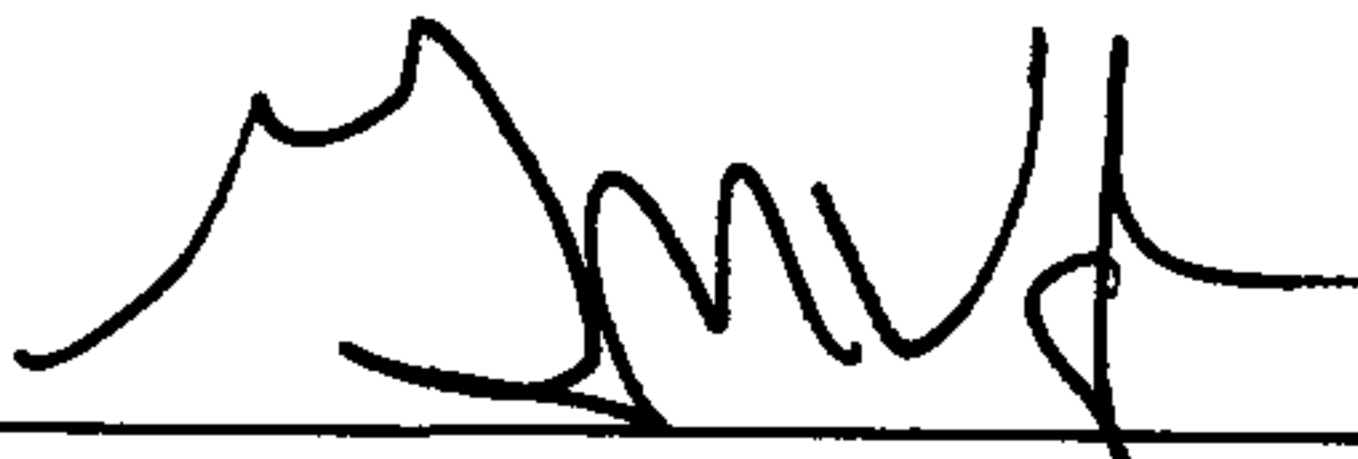
STATE OF ALABAMA)  
COUNTY OF SHELBY)

20040506000237980 Pg 3/3 89.00  
Shelby Cnty Judge of Probate, AL  
05/06/2004 08:14:00 FILED/CERTIFIED

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY S. ARMSTRONG and JUDY S. ARMSTRONG, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of April, 2004.

  
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Notary Public

My commission expires: 9.29.06