

SEND TAX NOTICE TO:  
Mark Friedman and Janet Friedman  
4614 Burning Tree Lane  
Pelham, Alabama 35124

This instrument was prepared by  
**Richard B. McClelland**  
Attorney at Law  
2104 Lorna Ridge Lane  
Birmingham, Alabama 35216

  
20050805000400900 1/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
08/05/2005 02:20:49PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**JEFFERSON COUNTY**

That in consideration of **One Hundred Eighty-Five Thousand Nine Hundred and No/100 Dollars (\$185,900.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Sarah Elizabeth Morris and James Morris, wife and husband** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Mark Friedman and Janet Friedman, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 26, BLOCK 2, ACCORDING TO THE SURVEY OF WOODDALE THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed from Kenneth E. Peters and Kay R. Peters, husband and wife to Sarah Elizabeth Morris by deed dated 07/31/2002 and recorded 08/05/2002 in Instrument 20020805000365800.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 133. (5) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 7, Page 401; Map Book 5, Page 133; and Instrument 19990813000340391 in the Probate Office of Shelby County, Alabama. (6) Transmission Line Permit(s) to Alabama Power Company as recorded in Deed Book 101, Page 500 and Deed Book 101, Page 569. (7) Right of Way to Alabama Power Company as recorded in Deed Book 245, Page 116. (8) Easement granted to Alabama Power Company and South Central Bell as recorded in Deed Book 281, Page 262, Public Records of Shelby County, Alabama. (9) Agreement in regard to water rights as recorded in Deed Book 229, Page 109 and Page 112 in said Probate Office.

\$ 148,720.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
Closers' Choice

*SEM*  
*SM*

Shelby County, AL 08/05/2005  
State of Alabama

Deed Tax: \$37.50

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this July 28, 2005.

\_\_\_\_\_  
(Seal)

*Sarah Elizabeth Morris*  
\_\_\_\_\_  
Sarah Elizabeth Morris (Seal)

\_\_\_\_\_  
(Seal)

*James Morris*  
\_\_\_\_\_  
James Morris (Seal)

STATE OF ALABAMA

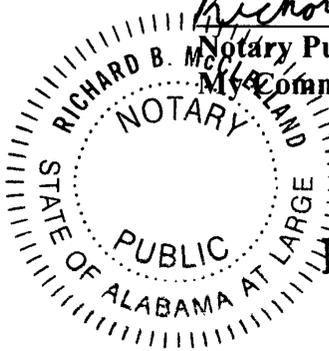
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sarah Elizabeth Morris and James Morris, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2005.

*Richard B. McClelland*



Notary Public. \_\_\_\_\_ (Seal)  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: OCT 21, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20050805000400900 2/2 \$51.50  
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