

WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars (\$452,500.00) and other good and valuable consideration to the undersigned Grantor, **Daniel Meade and Elizabeth Meade** in hand paid by **Michael Harmon and Shannon Harmon**, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Michael Harmon and Shannon Harmon**, hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

Lot 89, according to the Survey of Final Record Plat of Greystone Farms, Milner's Crest Sector Phase 3, as recorded in Map Book 23, Page 71, in the Probate Office of Shelby County, Alabama.

1. Subject to Ad Valorem taxes for the current tax year, which Grantee herein assume and agree to pay.
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, if any.
3. Building line(s) as shown by recorded map.
4. Restrictions, limitations and conditions as shown by recorded map.
5. Greystone Farms Declaration of covenants, conditions and restrictions recorded in Instrument 1995-16401, 1st Amendment recorded in Instrument 1995-1432; 2nd Amendment recorded in Instrument 1996-21440; 3rd Amendment recorded in Instrument 1997-2587; 4th Amendment recorded in Instrument 1998-10062; 5th Amendment recorded in Instrument 1998-30335 and 6th Amendment recorded in 2000-9754, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, Page 294 and Deed Book 60, Page 260, in the Probate Office of Shelby County, Alabama.
9. Easement to Bellsouth Communications, as recorded in Instrument 1995-7422, in the Probate Office of Shelby County, Alabama.
10. Amended and restated restrictive covenants, Including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. Dated 7-14-1994.
11. Shelby County Agreement recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.
12. Covenants and Agreement with water service as set out in agreement recorded in Real 235, page 574; as modified by Instrument 1992-20786 and further modified by instrument 1993-20840, in the Probate Office of Shelby County, Alabama.
13. Right of way from Daniel Oak Mountain Limited to Shelby County recorded in Instrument 1994-21963, in the Probate Office of Shelby County, Alabama
14. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. And United States Fidelity and Guaranty Company recorded in Instrument 1994-22318 and 1st Amendment recorded in Instrument 1998-16170, in the Probate Office of Shelby County, Alabama.
15. Greystone Farms Reciprocal Easement Agreement recorded in Instrument 1995-16400, In Probate Office of Shelby County, Alabama.
16. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1995-16403, in the Probate Office of Shelby County, Alabama.
17. Rights to others to use of Hugh Daniel Drive recorded in Deed Book 301, Page 799, In the Probate Office of Shelby County, Alabama
18. Mineral and mining rights and rights incident thereto and release of damages, recorded in Instrument 1999-4402, in the Probate Office of Shelby County, Alabama.
19. Restrictions or Covenants appearing or record in Instrument 20021203000599370, In the Probate Court of Shelby County, Alabama.
20. 30 foot building line on front, as shown by recorded map.
21. 35 foot building line on rear, as shown by recorded map.
22. 10 foot building line on sides, as shown by recorded map.
23. Resolutions recorded in Instrument 20021203000599370, in the Probate Office of Shelby County, Alabama.
24. A purchase money mortgage is simultaneously herewith in the amount of \$429,875.00



20061003000487830 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
10/03/2006 09:49:10AM FILED/CERT

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, Michael Harmon and Shannon Harmon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.

David Meade

Elizabeth Meade

Elspeth Meade

Shelby County, AL 10/03/2006
State of Alabama

Deed Tax: \$23.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Daniel Meade** and **Elizabeth Meade**, who are signed to the foregoing conveyance and who are known to me, 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 seal this 29th day of September, 2006.



This instrument prepared by:

*Mark A. Pickens, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259
MAP#06-0340*

