


STATE OF ALABAMA)
SHELBY COUNTY)

This Instrument prepared by:
John E. Cabral Esq.
Cabral & Associates, LLC
1933 Richard Arrington Jr. Blvd. South
Suite 102
Birmingham, Alabama 35209


20061207000593430 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
12/07/2006 10:10:30AM FILED/CERT

JUDGMENT LIEN

KNOW ALL MEN BY THESE PRESENTS, that **JOYNER PROPERTIES, LLC** Plaintiff, by and through THEIR attorney, John E. Cabral Esq., files this Judgment Lien in writing, who has personal knowledge of the facts herein sets forth that:

Plaintiff claims a Judgment Lien upon the following property (ies), situated in Shelby, County, Alabama, to-wit:

Lot 59, according to the survey of The Cove of Greystone Phase II, as recorded in Map Book 29, Page 136 A and B, in the Probate Office of Shelby County, Alabama. **Exhibit A**

And

Any additional property acquired and recorded now or in the future located in Shelby or Jefferson Counties in the names of Anthony Riley or A & T Development Corporation.

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and as to the said land and owners of the said land as hereinafter referenced.

That said lien is claimed to secure an indebtedness from a Default Judgment Orders entered into the record by Judge G. William Noble of Jefferson County against owners of subject property and A & T Development Corporation jointly and severally; **Case number CV 06-4155-GWN in the amount of Fifty Five Thousand Four Hundred Fifty Two and 80/100 Dollars (\$55,452.80) plus cost of court** with interest, on the 11th day of November, 2006, attached hereto and incorporated herewith as **Exhibit B**.

That the names of the owners of the subject property are Anthony C. Riley and wife, Tausha Riley, whose property address is 1724 Lake Hardwood Drive, Hoover, Alabama 35242.

Said property owners are one in the same as said Judgment has been rendered against.


John E. Cabral Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Cabral Esq. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November, 2006.


Notary Public

My commission expires: 12-27-09

2805098800468370 1/1 \$72.50
Shelby Cnty Judge of Probate, AL
09/09/2006 12:53:50PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Anthony C. Riley and Tausha Riley
1724 Lake Hardwood Drive
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20061207000593430 2/3 \$17.00
Shelby Cnty Judge of Probate, AL
12/07/2006 10:10:30AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Two Hundred Thirty Thousand and 00/100 (\$1,230,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Alan M. Cohen, and wife, Elizabeth N. Cohen**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEES, Anthony C. Riley and wife, Tausha Riley**, (hereinafter referred to as **GRANTEES**), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of **Alabama**, to-wit:

Lot 59, according to the Survey of The Cove of Greystone Phase II, as recorded in Map Book 29, Page 136 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record. \$1,168,500.00 of the consideration was paid from the proceeds of mortgage loans.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEES**, 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.

AND SAID GRANTORS, for said **GRANTORS**, **GRANTORS'** heirs, successors, executors and administrators, covenants with **GRANTEES**, and with **GRANTEES'** heirs and assigns, that **GRANTORS** are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTORS** will, and **GRANTORS'** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEES**, and **GRANTEES'** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTORS** have hereunto set their hands and seals this the 26th day of August, 2005.

Alan M. Cohen
Alan M. Cohen

Elizabeth N. Cohen
Elizabeth N. Cohen

STATE OF ALABAMA)

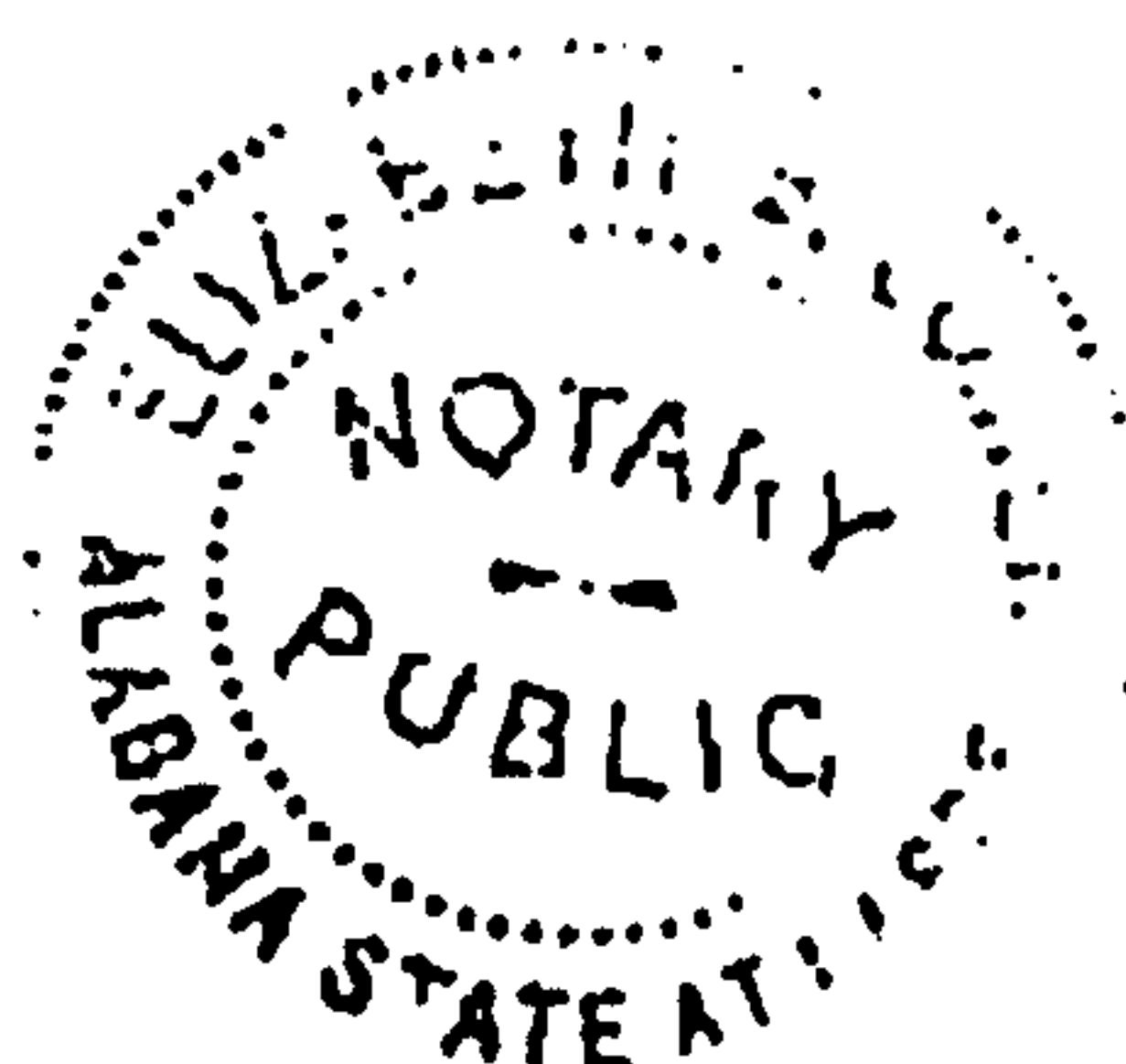
COUNTY OF JEFFERSON)

Shelby County, AL 08/09/2005
State of Alabama
Deed Tax: \$61.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Alan M. Cohen, and wife, Elizabeth N. Cohen**, whose names 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 2005.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 4/29/06



CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA

JOYNER PROPERTIES, LLC,

Plaintiff,

v.

A & T DEVELOPMENT, CORPORATION, and
ANTHONY RILEY,


Defendant.

CASE NO. CV 06-4155-GWN

DEFAULT JUDGMENT

Upon consideration of the Plaintiff's Application for Entry of Default and Default Judgment and supporting Affidavit, and the Complaint, and Proof of Service in the Court file, it is ORDERED and ADJUDGED that Plaintiff have and recover of the Defendants the sum of Fifty Five Thousand Four Hundred Fifty-Two and 80/100 Dollars (\$55,452.80) plus cost of Court.

DONE and ORDERED this 11 day of November, 2006.


G. WILLIAM NOBLE
CIRCUIT JUDGE

GWN/pc
cc: All parties