

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

Send Tax Notice To:
James L. Freind and Deborah B. Freind
2629 Drennen Place
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Twenty Thousand and 00/100 (\$220,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J. Anthony Joseph, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James L. Freind and Deborah B. Freind**, (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:

Commence at a 1" iron in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00 degrees 01 minutes 14 seconds West along the East boundary of said quarter-quarter section for a distance of 475.61 feet (set 1/2" rebar); thence proceed South 66 degrees 25 minutes 17 seconds West for a distance of 920.97 feet (set 1/2" rebar); thence proceed North 00 degrees 05 minutes 04 seconds East for a distance of 204.49 feet to a 1-1/2" open top pipe in place; thence proceed South 89 degrees 59 minutes 31 seconds West for a distance of 551.12 feet to a 1/2" rebar in place being the Southwest corner of the North one-half of said quarter-quarter section; thence proceed North 00 degrees 02 minutes 49 seconds East along the West boundary of said quarter-quarter section for a distance of 636.70 feet to a 1/2" rebar in place being the Northwest corner of said quarter-quarter section; thence proceed South 88 degrees 21 minutes 26 seconds East for a distance of 592.28 feet; thence proceed North 32 degrees 16 minutes 27 seconds East for a distance of 272.86 feet (set 1/2" rebar); thence proceed North 57 degrees 44 minutes 01 second East for a distance of 261.31 feet (set 1/2" rebar) to a point on the Westerly right-of-way of Shelby County Highway No. 49; thence proceed South 50 degrees 56 minutes 19 seconds East along the Westerly right-of-way of said road for a distance of 149.89 feet to a 1/2" rebar in place; thence proceed South 01 degree 38 minutes West for a distance of 289.49 feet to a 1/2" rebar in place; thence proceed South 88 degrees 25 minutes 52 seconds East for a distance of 235.95 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 30, and the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama and contains 22.0 acres.

Subject To:
Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

The property herein described above is conveyed subject to the following Lake restrictions:

- 1) There shall be no gasoline powered boats of any kind allowed on the lake.
- 2) There shall be a maximum of three (3) lots developed upon the property adjoining or accessing the lake. One (1) lot adjoining or accessing the lake shall be upon Grantor's land and two (2) lots shall be upon the Grantee's land.
- 3) Maintenance of lake shall be shared equally by all lot owners of record. Each owner shall maintain a 20 foot buffer or green space around the perimeter of the lake.
- 4) There shall be no livestock of any kind except horses allowed on property having access to the lake.
- 5) Restrictive covenants as reflected in Deed recorded in Instrument No. 20070206000054760.
- 6) Grantor and Grantee hereby agree that there shall be maintained a 30 foot treeline buffer along both sides of the common rear property line which adjoins an approximate 9 acre tract of land currently owned by the Grantor, which runs South diagonally for 820.97 feet.

Property conveyed herein does not constitute the homestead of the Grantor or that of his spouse.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **15th** day of **February, 2008**.

20080221000071230 2/2 \$234.00
Shelby Cnty Judge of Probate,AL
02/21/2008 12:52:58PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Anthony Joseph, a married man, whose name is signed to the foregoing conveyance 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2008.

NOTARY PUBLIC
My Commission Expires: 6-5-2011

