

Send tax notice to:
JOSEPH D. EDMONDSON
141 FOREST RIDGE ROAD
MAYLENE, AL, 35114

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019026

20190201000032970
02/01/2019 10:06:29 AM
DEEDS 1/2

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAYSON FRIEDMAN, a married man and DORIS D. PERKINS and RONALD L. PERKINS, wife and husband**, whose mailing address is: 141 OLD IVY ROAD, CALERA, AL 35040 (hereinafter referred to as "Grantors") by **JOSEPH D. EDMONDSON** whose property address is: **141 FOREST RIDGE ROAD, MAYLENE, AL, 35114** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

This property is not the homestead of the Grantor, Jayson Friedman, nor that of his spouse.

SUBJECT TO:

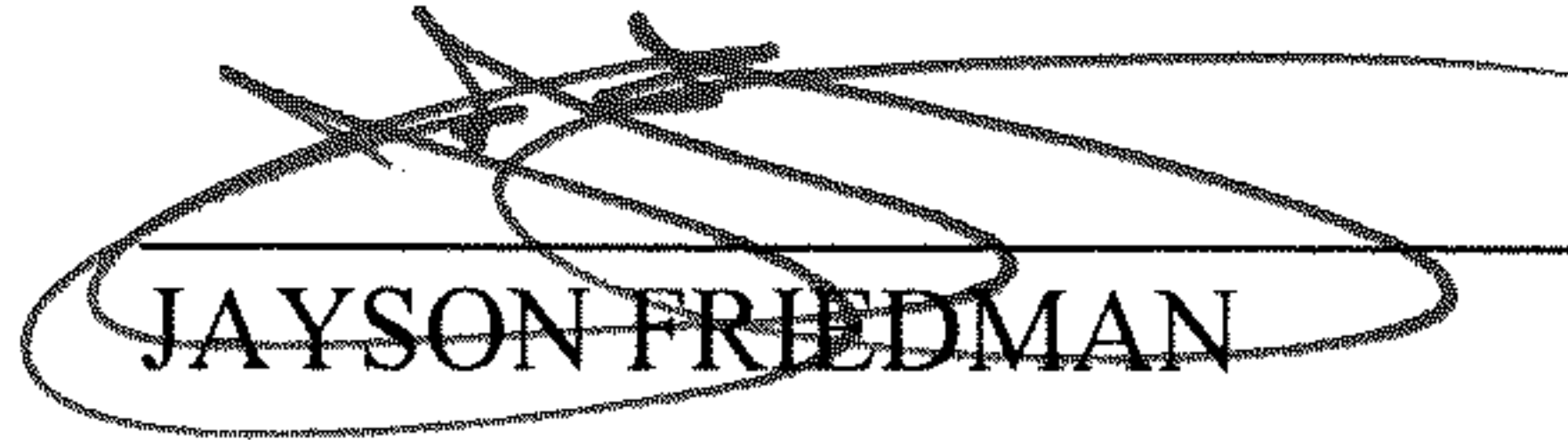
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. A 35 foot building set back line and a 10 foot easement as shown by record plat.
4. Restrictions, conditions and limitations as recorded in Misc. Volume 18, Page 527 and Misc. Volume 31, Page 490.
5. Easements to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Volume 321, Page 911.
6. Right of way to Alabama Power company recorded in Deed Volume 107, Page 526.

\$171,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 30th day of January, 2019.


JAYSON FRIEDMAN


DORIS D. PERKINS

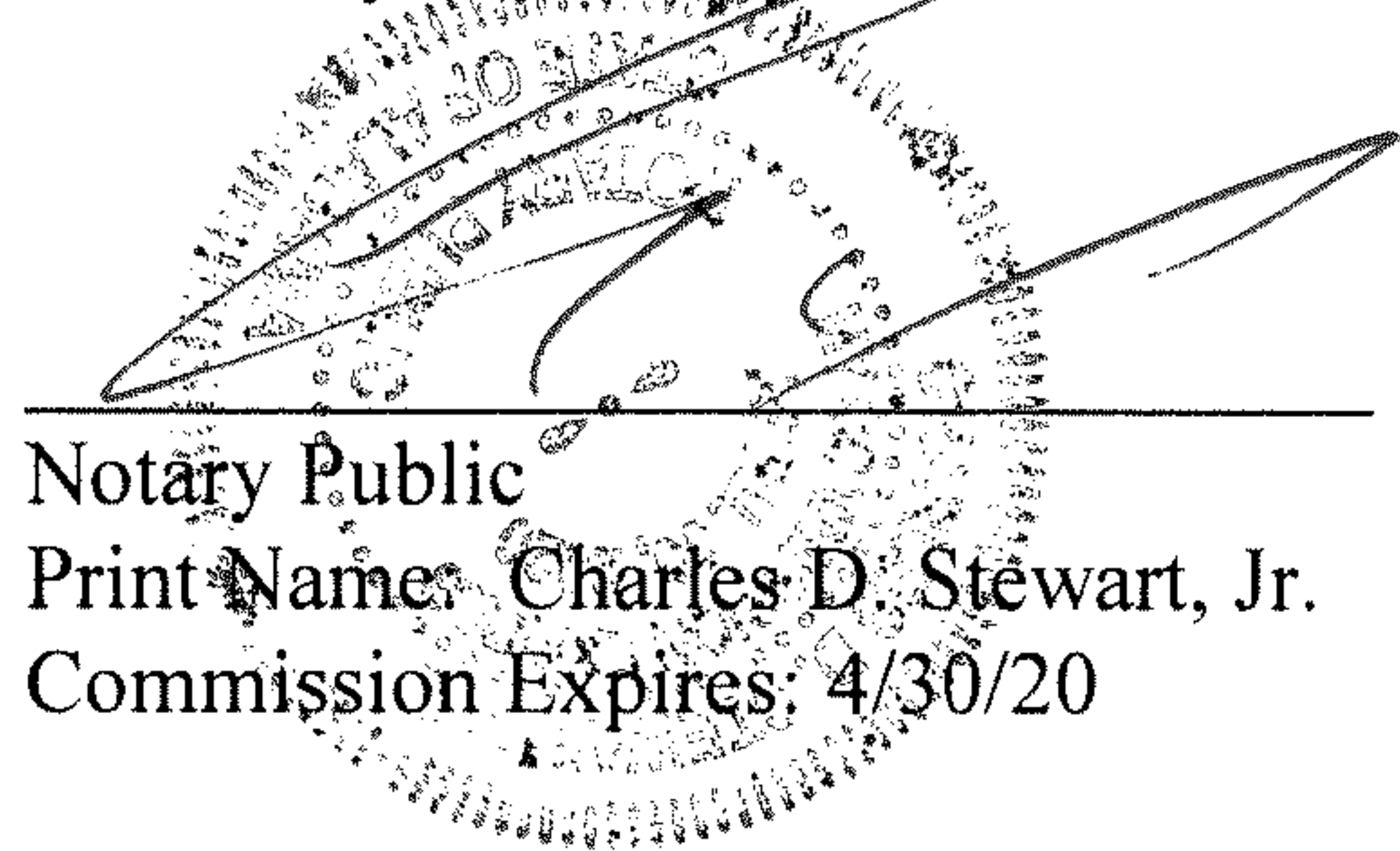

RONALD L. PERKINS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAYSON FRIEDMAN and DORIS D. PERKINS and RONALD L. PERKINS whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2019.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2019 10:06:29 AM
\$22.50 CHARITY
20190201000032970

