

This instrument prepared by:
Tanya K. Shunnara, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Instrument #20040810000449270

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Carolyn and Ken Friday
5323 Mountain Park Circle
Indian Springs, Alabama 35124

STATUTORY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

CAROLYN D. FRIDAY, a married woman,
whose mailing address is **5323 Mountain Park Circle, Indian Springs, Alabama 35124**

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

CAROLYN D. FRIDAY and KENNETH O. FRIDAY, a married couple,
whose mailing address is **5323 Mountain Park Circle, Indian Springs, Alabama 35124**

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"; the Property having a property address of **5323 Mountain Park Circle, Indian Springs, Alabama 35124**, and an Assessor's Market Value of **\$915,250.00 (50% of which is \$457,625.00)**, as can be verified by the records of the Shelby County, Alabama Tax Assessor, the Property being identified as Parcel No. 10-5-21-0-002-063.008), to-wit:

Lots 8 and 9, according to the Survey of Mountain Park, Third Sector, as recorded in Map Book 10, Page 13, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the Property.

Grantor hereby covenants and agrees with Grantees and their heirs, representatives, and assigns that the Grantor and her heirs, representatives and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, executors and assigns of such survivor 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

NOTE: The Property hereby conveyed is the homestead of the Grantor and Grantees herein, who are one and the same persons. This conveyance is made solely in order to change the manner in which title to the Property hereby conveyed is held for the purposes of estate planning of the parties.

NOTE: Kenneth O. Friday, the husband of the Grantor, Carolyn D. Friday, acknowledges that, immediately prior to the delivery of this Deed, he had no fee title to the Property hereby conveyed, and he is joining his wife in the execution of this Deed solely for the purpose of complying with the homestead laws of Section 6-10-3, Code of Alabama 1975 as amended, but makes no warranty of title.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is

true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

20th IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this the day of AUGUST, 2025.

"Grantor"

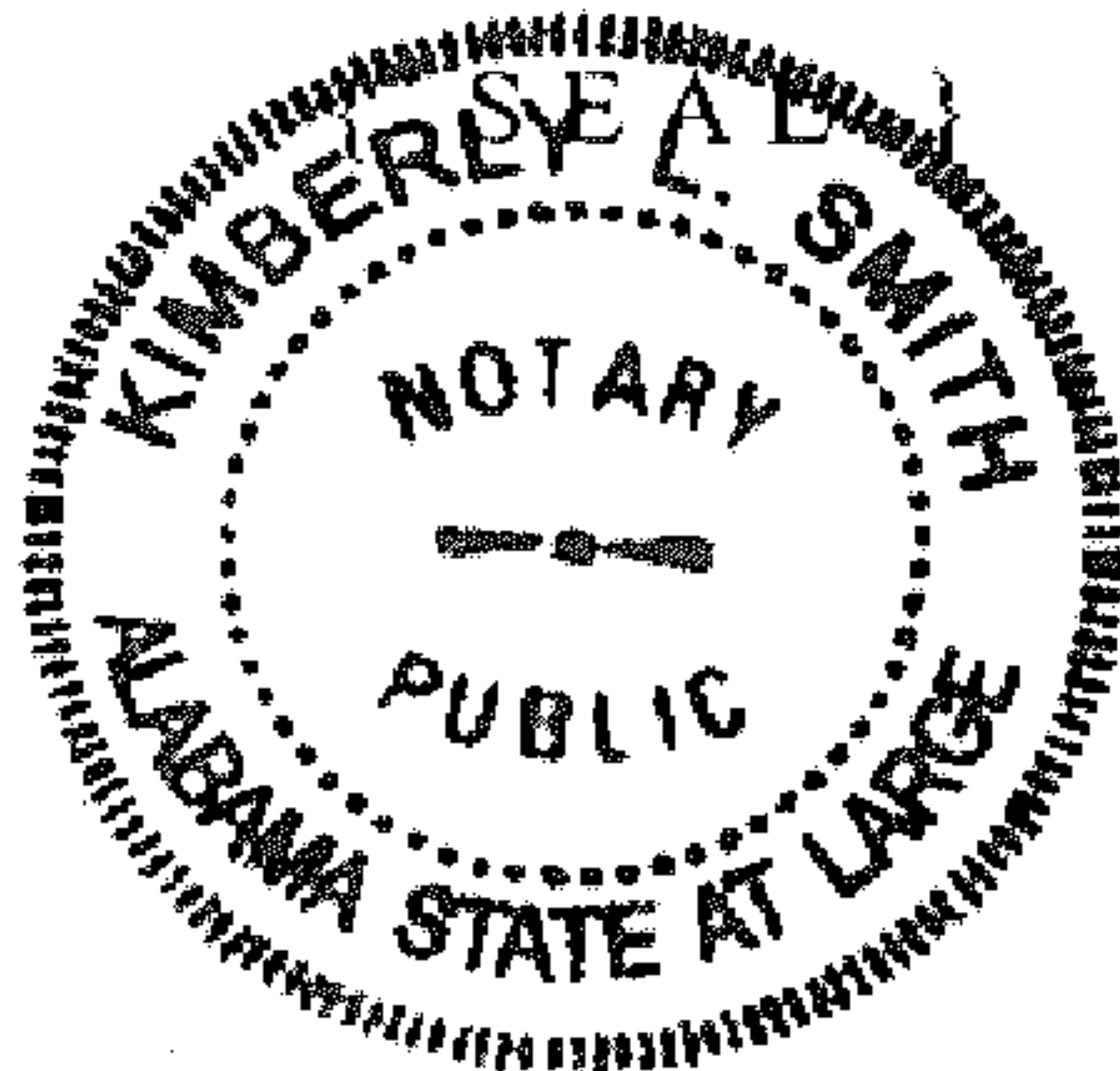
Carolyn D. Friday
CAROLYN D. FRIDAY

Kenneth O. Friday
KENNETH O. FRIDAY

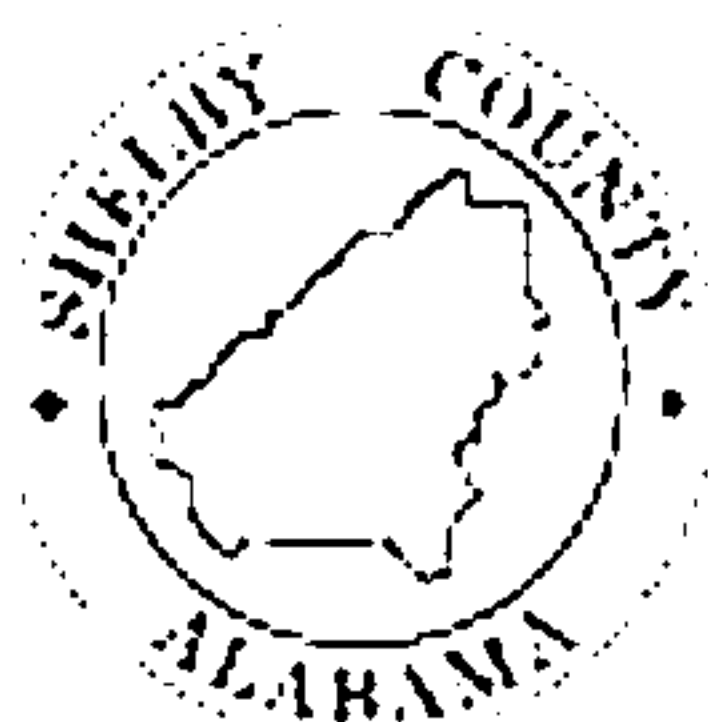
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that CAROLYN D. FRIDAY and KENNETH O. FRIDAY, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2025.



Kimberlee A. Smith
Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 2, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2025 03:22:47 PM
\$489.00 JOANN
20250821000258190

Allie S. Bayl