# WARRANTY DEED
# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20060714000339650 1/2 $38.00
Shelby Cnty Judge of Probate,AL
07/14/2006 10:24:37AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
MARK G. SISBARRO
GINA J. SISBARRO

(Name)

172 OAKLYN HILLS DRIVE
CHELSEA, AL 35043

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

Shelby County, AL 07/14/2006
State of Alabama

Deed Tax:$24.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED dollars ($236,500.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MICHAEL L. RUTTKA and JULIA W. RUTTKA, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto MARK G. SISBARRO and GINA J. SISBARRO, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

**LOT 74, ACCORDING TO THE SUVEY OF OAKLYN HILLS, PHASE I, AS RECORDED IN MAP BOOK 24 PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 212,850.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple

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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 06/30/06.

_____ (Seal)
MICHAEL L. RUTTKA

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_____ (Seal)
JULIA W. RUTTKA

STATE OF **ALABAMA**

COUNTY OF SHELBY

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. RUTTKA and JULIA W. RUTTKA, 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 conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 06/30/06.

_____
Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

**Jennifer L. Banik**
**Notary Public, AL State at Large**
**My Comm. Expires Feb. 7, 2009**