

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Nicholas L. Massey, Chelsea M. Dybvig  
Kevin F. Dybvig  
292 Silver Creek Pkwy  
Alabaster AL 35007

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

**20140502000130340**  
**05/02/2014 09:13:17**  
**AM DEEDS 1/2**

That in consideration of \$157,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Ryan R. Gernenz and Lane T. Gernenz Husband and Wife, whose mailing address is 3032 Ashby Lane Hoover, AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nicholas L. Massey and Chelsea M. Dybvig and Kevin F. Dybvig, whose mailing address is 292 Silver Creek Pkwy Alabaster AL 35007 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 292 Silver Creek Parkway, Alabaster, AL 35007; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

Note: \$155,039.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of April, 2014.

Ryan R. Gernenz  
Ryan R. Gernenz  
Lane T. Gernenz  
Lane T. Gernenz

State of Alabama  
JEFFERSON County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ryan R. Gernenz and Lane T. Gernenz, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of April, 2014.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016

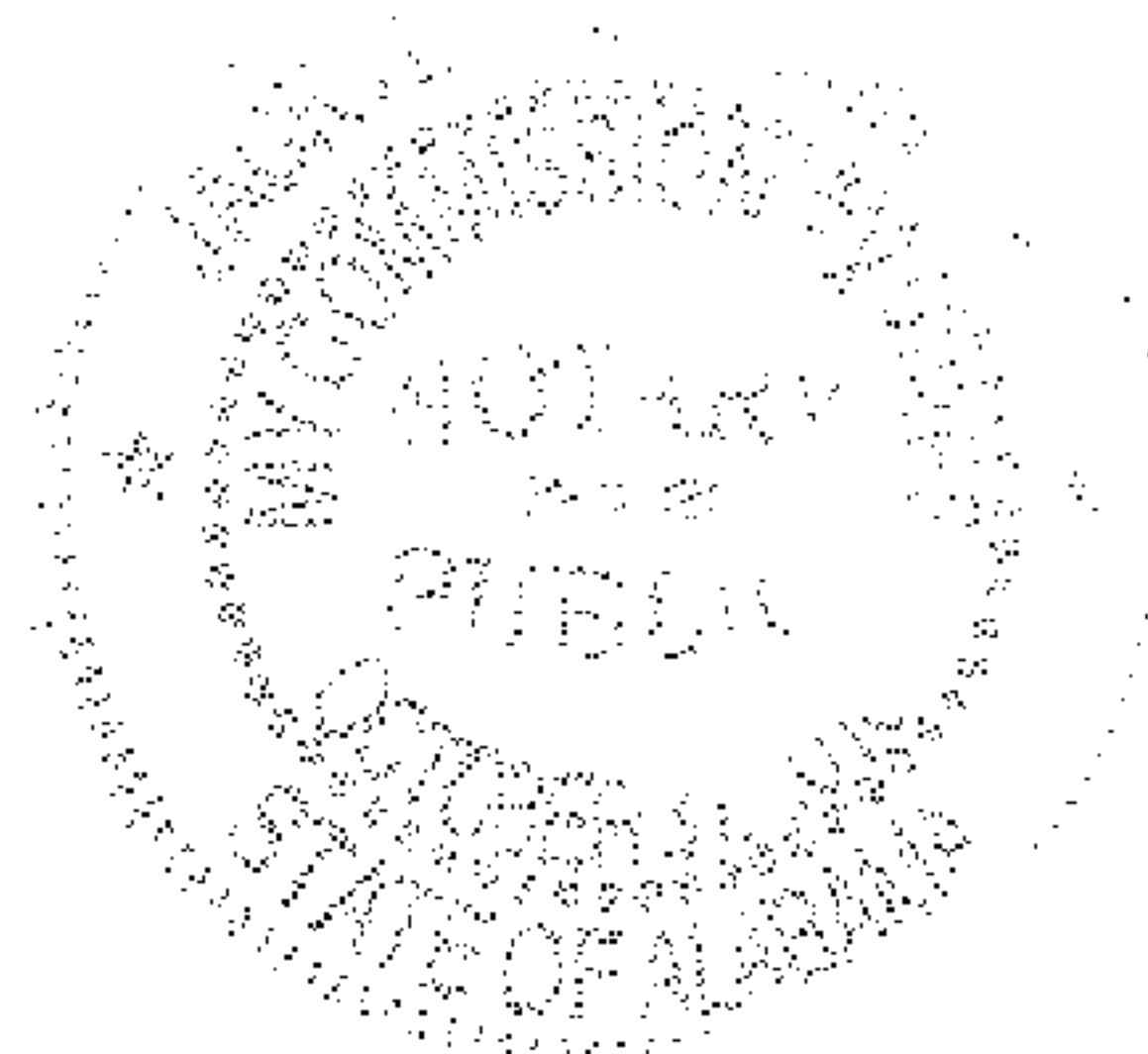


EXHIBIT "A"  
Legal Description

Lot 211, according to the Survey of Silver Creek, Sector II, Phase II, as recorded in Map Book 31, Page 95, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/02/2014 09:13:17 AM  
\$20.00 CHERRY  
20140502000130340

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the county clerk.