

20080605000229410 1/2 \$93.00
Shelby Cnty Judge of Probate, AL
06/05/2008 12:51:15PM FILED/CERT

Shelby County, AL 06/05/2008
State of Alabama
Deed Tax: \$79.00

FRS File No.: 578792

Customer File No.: T108LUTH

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Ninety Five Thousand & no/100 (\$395,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Ronald A. Luth and Susan R. Luth, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Bryon K. Rickard and Melissa Rickard of 1037 Unsmore Drive, Chelsea, Al. 35242

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1-58, according to the map or survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1037 Dunsmore Drive, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever., as joint** Simultaneously with the delivery of this deed, Grantee executed a purchase money mortgage in the amount of \$316,000.00 to secure an amount borrowed to finance the above described property.

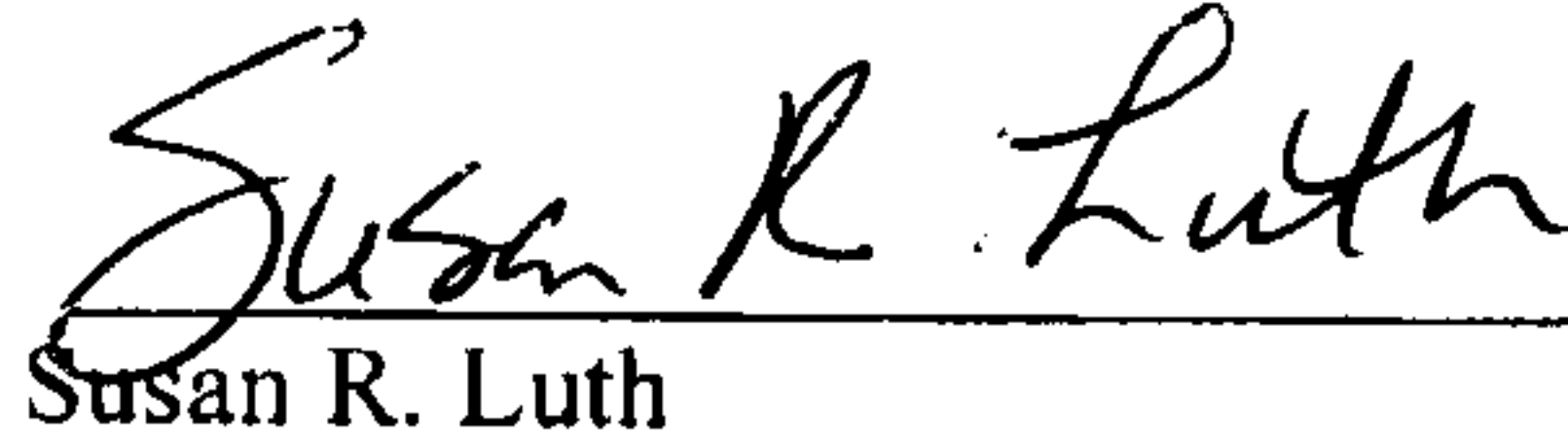
AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the

**tenants with right of survivorship.

premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 4th day of June, 2008.


 (Seal)
Ronald A. Luth

 (Seal)
Susan R. Luth

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald A. Luth a married man (fill in marital status) 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 conveyance, he executed the same voluntarily on the day the same bears date.

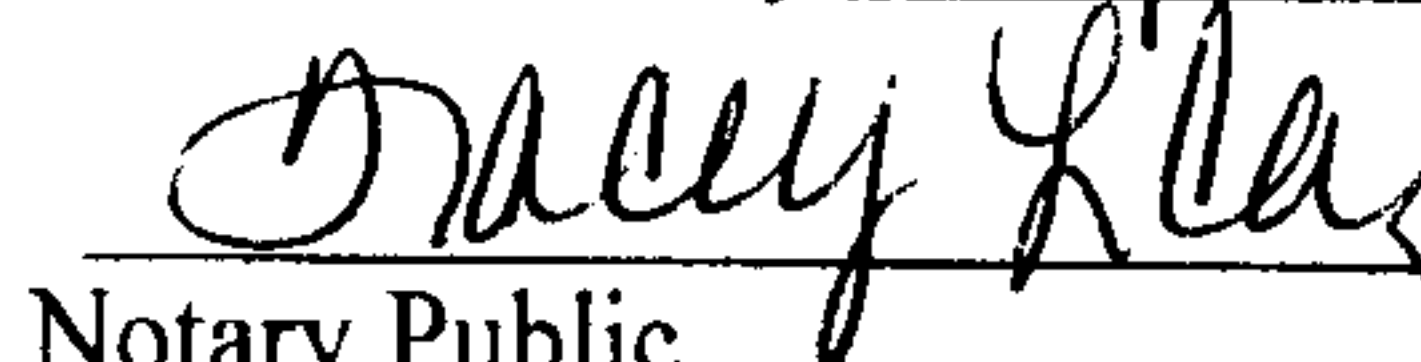
GIVEN under my hand and seal this the 9th day of May, 2008.

 (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 31, 2009
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan R. Luth a married woman (fill in marital status) 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 9th day of May, 2008.

 (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 31, 2009
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344