

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Matthew S. Riha
17272 Highway 42
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rebecca J. Turner, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Matthew S. Riha and Jennifer L. Riha (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 12, according to Willow Island Subdivision, the same being a part of the NW ¼ of SE ¼ of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision being recorded in Map Book 4 Page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's spouse.

TO HAVE AND TO HOLD, Unto 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 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.

(\$105,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of September, 2008.

_____ (Seal)	<u>Rebecca J. Turner</u> (Seal) Rebecca J. Turner
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA


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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca J. Turner 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September 2008.


20081013000403100 1/1 \$56.00
Shelby Cnty Judge of Probate, AL
10/13/2008 11:42:27AM FILED/CERT

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 10/13/2008
State of Alabama

Deed Tax: \$45.00

