

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

Send Tax Notice To: John M Rose

240 Horseback Trn. /
Shelby Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20081205000457570 1/1 \$26.50
Shelby Cnty Judge of Probate, AL
12/05/2008 10:03:15AM FILED/CERT

That in consideration of One Hundred Fifty Four Thousand Four Hundred Fifty dollars and Zero cents (\$154,450.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joanna B. Kulenek and Rick Kulenek, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto John M Rose and Angela M. Rose (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 1 and 2, according to the map of Kulenek Subdivision as recorded in Map Book 40, Page 67, in the Probate Office.

Subject to taxes for 2008 and subsequent years.

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.

(\$139,000.00) 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 1st day of December, 2008.

_____	(Seal)	<u>Joanna B. Kulenek</u>	(Seal)
_____	(Seal)	<u>Rick Kulenek</u>	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

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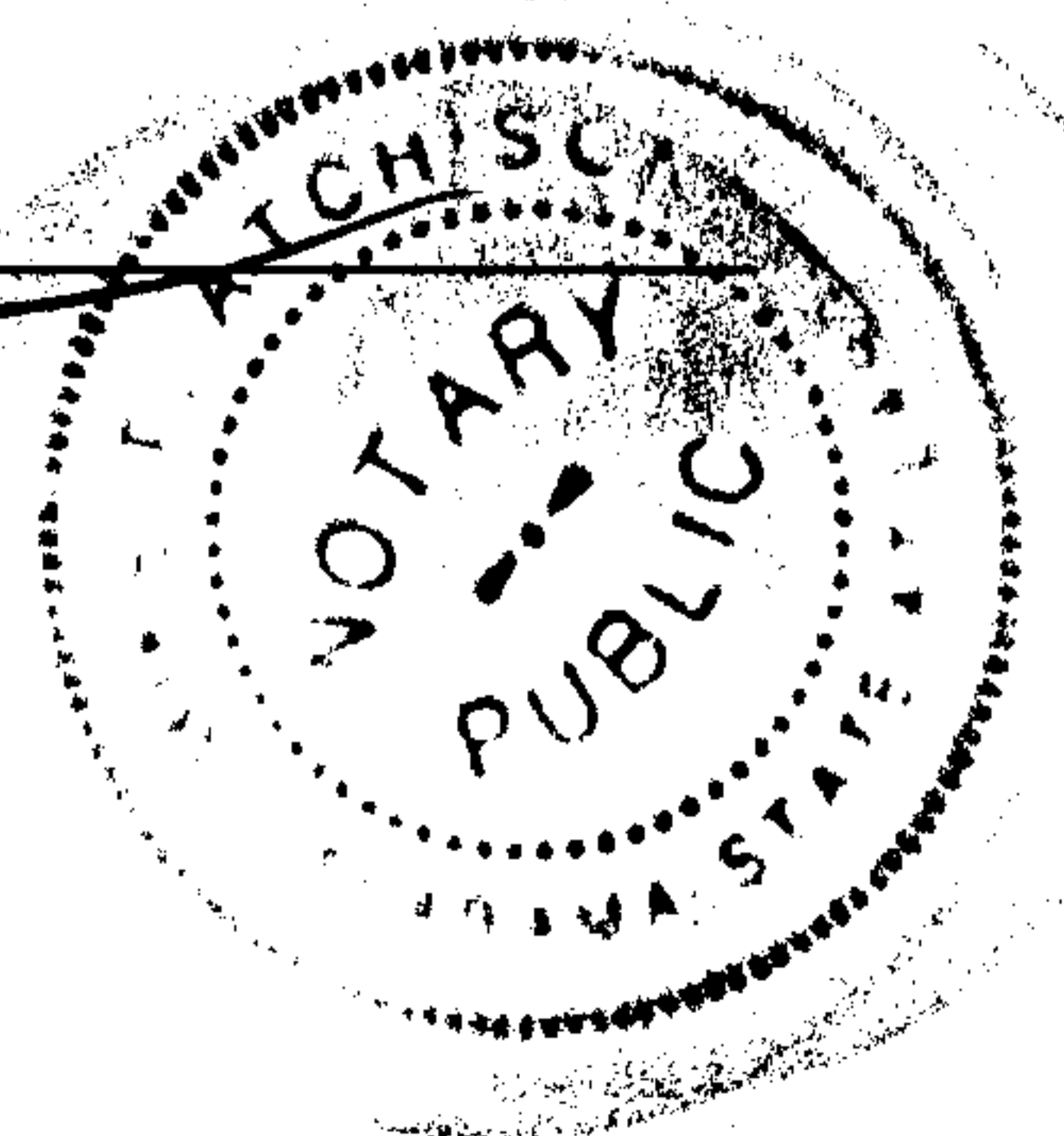
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanna B. Kulenek and Rick Kulenek 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 1st day of December 2008.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/2012



Shelby County, AL 12/05/2008
State of Alabama

Deed Tax: \$15.50