

SEND TAX NOTICE TO:
Michelle Rybacki and Jarod Rybacki
2592 Bridlewood Drive
Helena, Alabama 35080

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

905054
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Five Thousand Two Hundred Eighty Eight dollars & no cents (\$165,288.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Laura Roberts, n/k/a Laura C. Newell and husband, Kenneth D. Newell (herein referred to as **GRANTOR(S)**), do grant, bargain,
sell and convey unto **Michelle Rybacki and husband, Jarod Rybacki** (herein referred to as **GRANTEE(S)**), as joint tenants, with
right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**LOT 30, ACCORDING TO THE MAP AND SURVEY OF DEARING
DOWNS, 12TH ADDITION - 2ND PHASE, AS RECORDED IN MAP BOOK
16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**


Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any (3) Mineral and mining rights, if any.

**\$162,293.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.**

- Subject to:
1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
 2. Municipal improvements assessments, fire district dues and homeowners' association fees against
subject property, if any.
 3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil,
gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and
mineral interests.

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.


20090529000204150 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/29/2009 02:29:47 PM FILED/CERT

Shelby County, AL 05/29/2009

State of Alabama

Deed Tax : \$3.00

KDN
JCN

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 18, 2009**.

Laura C. Newell (Seal)
Laura Roberts, n/k/a Laura C. Newell
Kenneth D. Newell (Seal)
Kenneth D. Newell

STATE OF ALABAMA


General Acknowledgement

JEFFERSON COUNTY

I, [UserInput as to Name of Notary], a Notary Public in and for said County, in said State, hereby certify that Laura Roberts, n/k/a Laura C. Newell and husband, Kenneth D. Newell, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 18th day of May, 2009.

Jan O. Han (Seal)
Notary Public.
My Commission Expires: 3/28/2010


20090529000204150 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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