

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

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

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 **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, 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

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WITH RIGHT OF SURVIVORSHIP

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 andhusband, 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 P. Han (Seal)
Notary Public.
My Commission Expires: 3/28/2010

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