

20090617000231830 1/1 \$78.00
Shelby Cnty Judge of Probate, AL
06/17/2009 11:17:47 AM FILED/CERT

Shelby County, AL 06/17/2009

State of Alabama

Deed Tax : \$67.00

Send tax notice to: Todd A. Neubaier
2813 Downing Circle Birmingham, AL 35242

This instrument was prepared by: Duell Law Firm, LLC, 4320 Eagle Point Pkwy. Birmingham,
AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THIRTY-FOUR THOUSAND AND NO/100
(\$334,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the
grantee herein, the receipt whereof is acknowledged, I or we, JOEL D. PRESCOTT AND HIS
WIFE SHERRY PRESCOTT

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TODD A. NEUBAUER AND JANINE L. NEUBAUER

(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 64, according to the Map and Survey of Meadowridge as recorded in Map Book 11, page 40
A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$267,200.00 of the above mentioned purchase price was paid for from a mortgage loan which
was closed simultaneously herewith

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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29 day of
May, 2009.

Joel D. Prescott (Seal)
JOEL D. PRESCOTT

Sherry Prescott (Seal)
SHERRY PRESCOTT

State of Florida

County of Pineellas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel
D. Prescott and his wife Sherry Prescott whose names are signed to the foregoing conveyance,
and who are known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance they have executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this the 29th day of May, 2009.

My commission expires: ✓

June 25, 2010
NOTARY PUBLIC

Cherie Greene

