

*This instrument was prepared by:*  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*  
Keshav K. Singh  
2116 Brook Highland Ridge  
Birmingham, Alabama 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA   )  
                                 :  
SHELBY COUNTY       )       **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Four Hundred Fifty-Two Thousand and 00/100 Dollars (\$452,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Mary Janet Cibulski**, a unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Keshav K. Singh and Kylie Frances Keshav**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 2110, according to the Survey of Brook Highland, 21st Sector, as recorded in Map Book 18, Page 52 A & B, in the Office of Shelby County, Alabama.**

\$361,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2012 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 26th day of October, 2011.

BY:  (Seal)  
Mary Janet Cibulski


STATE OF ALABAMA   )  
                                 :  
JEFFERSON COUNTY   )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary Janet Cibulski, 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 26th day of October, 2011.

Shelby County, AL 11/01/2011  
State of Alabama  
Deed Tax: \$90.50



  
Notary Public: David P. Condon  
My Commission Expires: 2-12-14

