

This instrument was prepared by
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to: John T. Kennedy
(Address) 329 11th Street NW
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

ASSESSED VALUE: \$107,000.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ryba Tyler, an unmarried woman**, whose mailing address is

112 Newgate Rd, Alabaster, AL 35007

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John T. Kennedy**, whose mailing address is 329 11th Street NW, Alabaster, AL 35007, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, and having an address of 329 11th Street NW, Alabaster, AL 35007, to-wit:

Lot 5, Block 4, according to the Survey of Resurvey of Farris Smith Subdivision as recorded in Map Book 4, Page 60, Shelby County, Alabama Records.

SUBJECT TO: Easement, Restrictions and Rights-of-Way of record.

SOURCE OF TITLE: Warranty Deed with Joint Right of Survivorship recorded at Instrument #20150109000010580, Shelby County, Alabama.

JAMES R. TYLER, THE OTHER GRANTOR DESIGNATED WITHIN THE ABOVE REFERENCE SOURCE OF TITLE, DIED ON OR ABOUT 1/29/2019.

GRANTOR, RYBA TYLER, DOES HEREBY RESERVE, FOR AND DURING THE TERM OF HER OWN LIFE, A LIFE ESTATE IN THE ABOVE DESCRIBED REAL PROPERTY.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 23rd day of June, 2020.

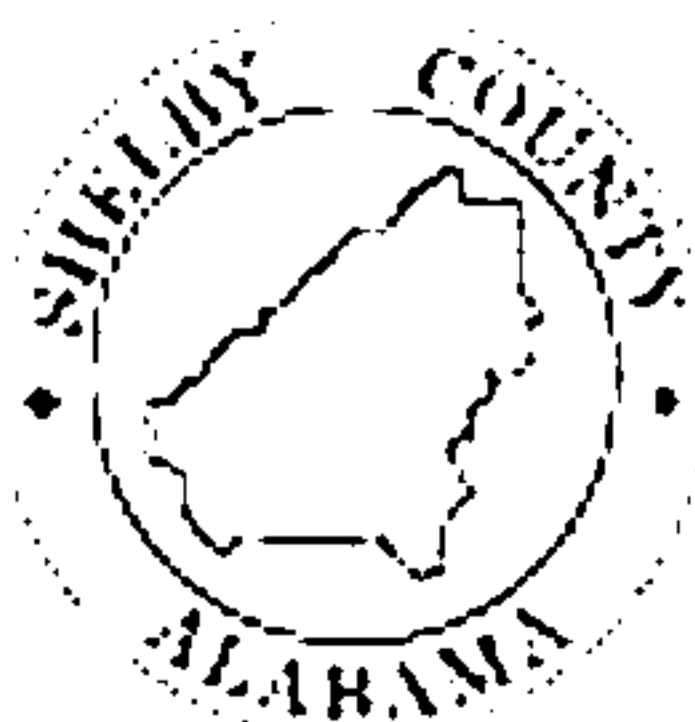
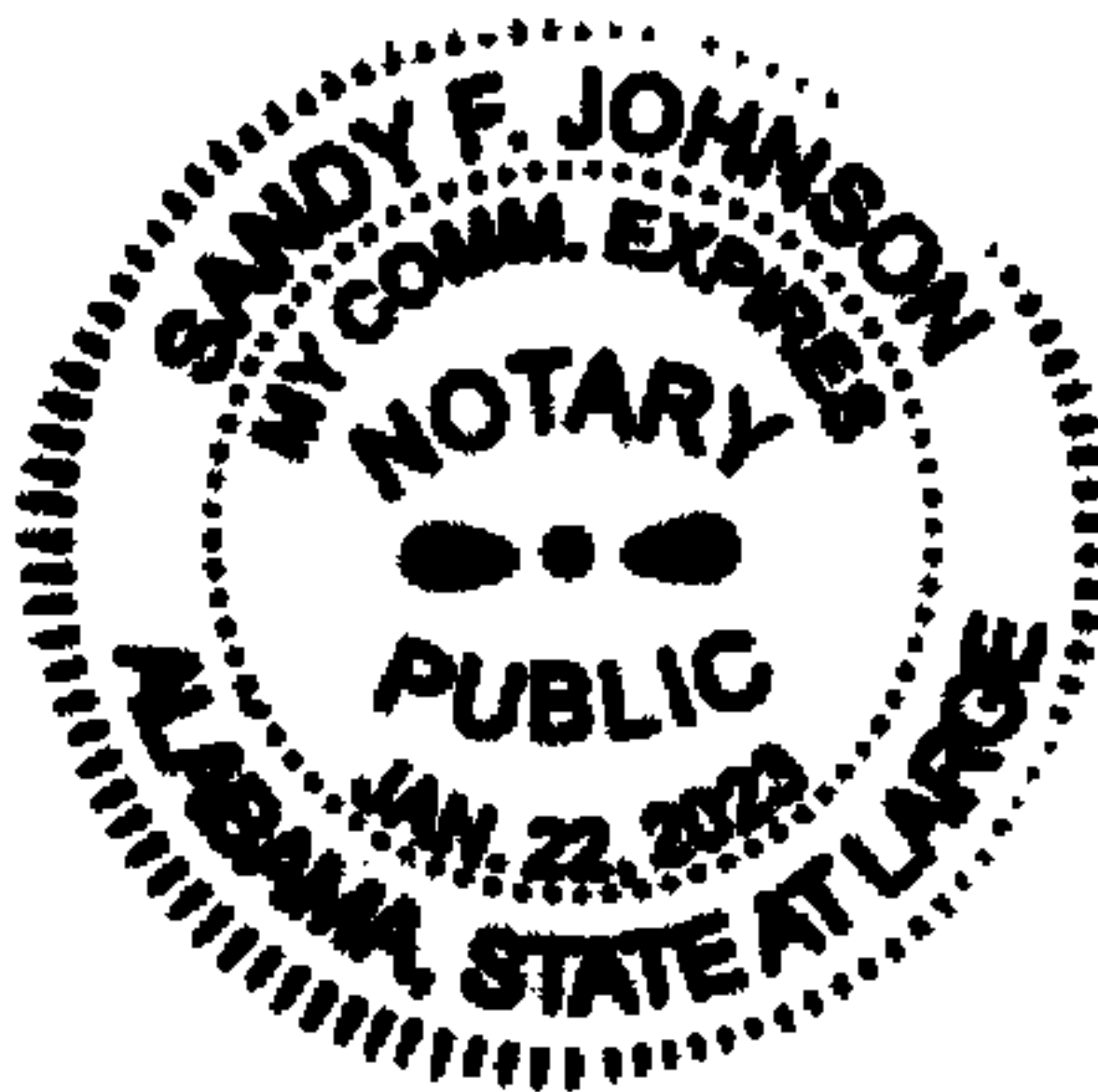
Ryba Tyler
Ryba Tyler

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ryba Tyler**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2020.

Sandy F. Johnson
Notary Public
My commission expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2020 11:33:09 AM
\$132.00 CHARITY
20200624000258710

Allen S. Bayl