

Prepared By:  
Stan McDonald / Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File #: Q-25-582  
Purchase Price: \$ 202,000.00

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Sebastian Ruben Riback, a married man** whose address is Skivin 9/6, Kfar Saba Israel (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged by **Martha Doreen Orton, a married woman, whose address is 667 The Heights Lane, Calera, AL 35040** (hereinafter referred to as "Grantee"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in the County of SHELBY, State of Alabama, to-wit:

*Lot 76, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 28, Page 120, in the Probate Office of Shelby County, Alabama.*

**PHYSICAL ADDRESS OF PROPERTY:** 667 The Heights Lane, Calera, AL 35040

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

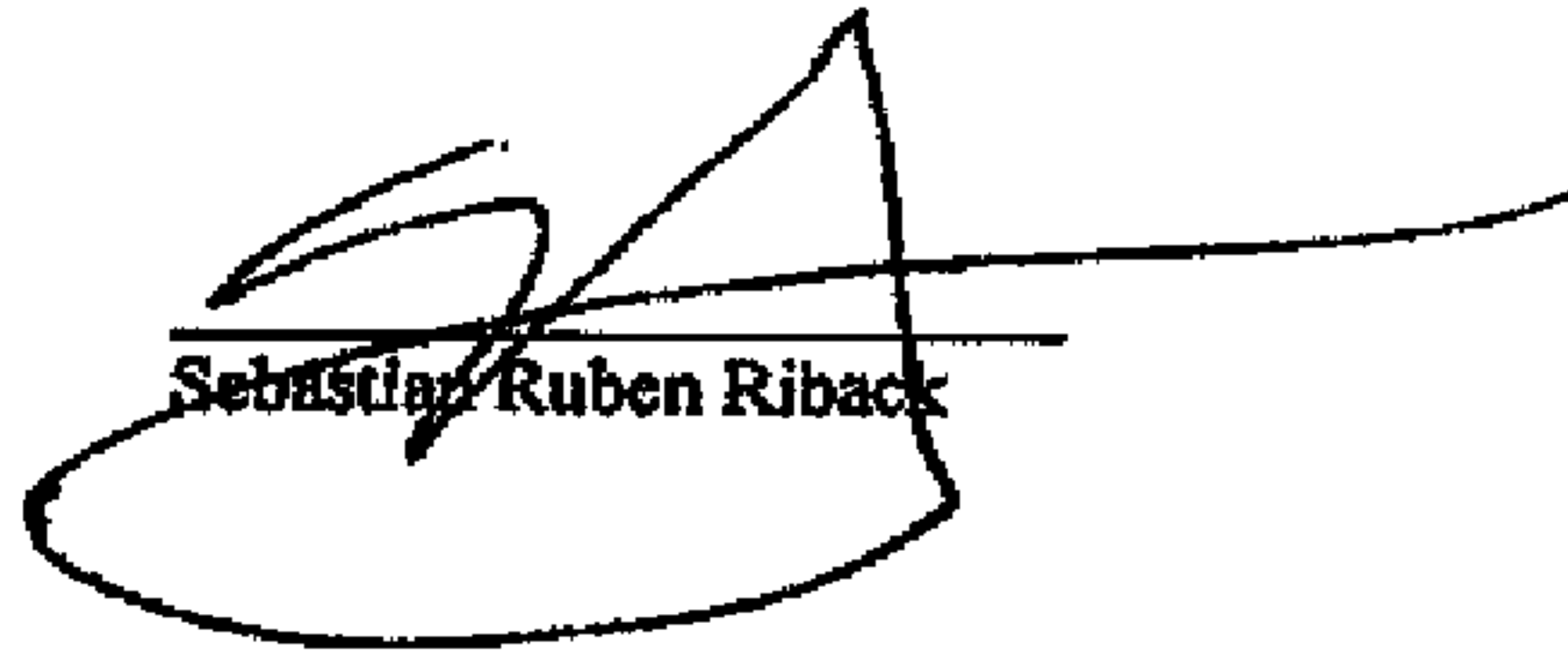
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

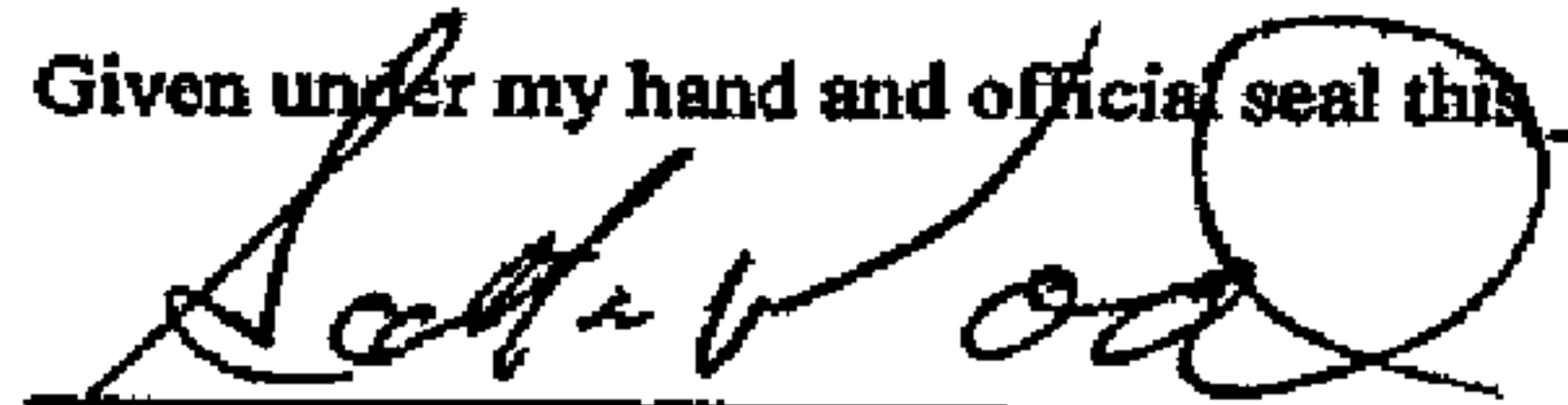
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal on this 5 day of December, 2025.

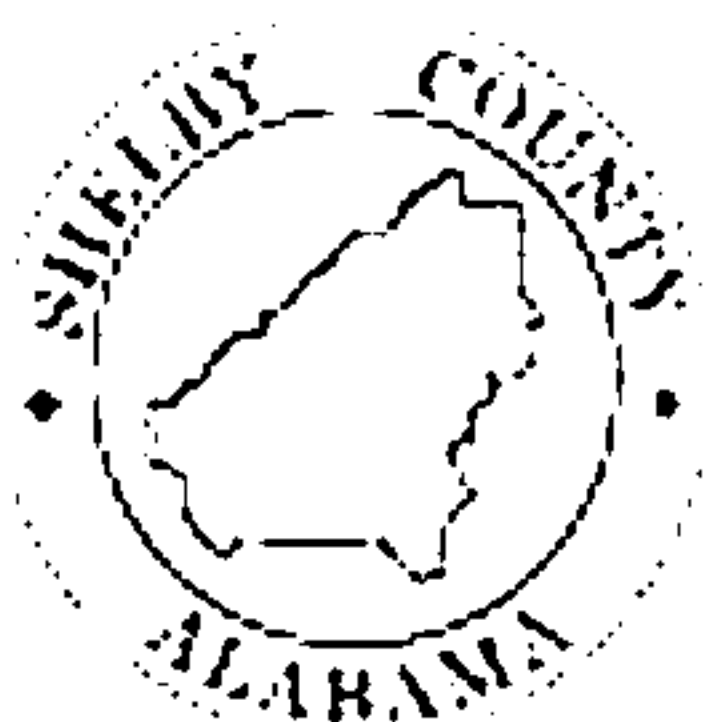
  
Sebastian Ruben Riback

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned authority, in and for said County and State, hereby certify that Sebastian Ruben Riback, whose name is signed to the foregoing and who is known to me, who being first duly sworn on oath, acknowledged via two-way audio-video communication before me on this day, that the statements contained herein are true and correct and he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of December, 2025.

  
Notary Public  
My Commission Expires: 8/31/27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2025 12:20:10 PM  
\$31.50 KELSEY  
20251211000379350

*Allie S. Bayl*