

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

20171102000397860
11/02/2017 11:39:36 AM
DEEDS 1/2

Send Tax Notice To:
Omaira Oviol
305 Sterling Oaks Drive
Hoover, AL 35244

WARRANTY DEED

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

That, in consideration of \$126,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Suzanne F. Echols, a married woman* (the "Grantor", whether one or more), whose mailing address is 865 Springmeadow Drive, Gardendale AL 35071 do hereby grant, bargain, sell, and convey unto Omaira Oviol (the "Grantee", whether one or more), whose mailing address is 305 Sterling Oaks Drive Hoover, AL 35244, the following-described real estate situated in Shelby County, Alabama, the address of which is 305 Sterling Oaks Drive, Hoover, AL 35244; to-wit:

* Property does not constitute the homestead of the Grantor or her spouse.

SEE ATTACHED EXHIBIT "A"

Subject to:

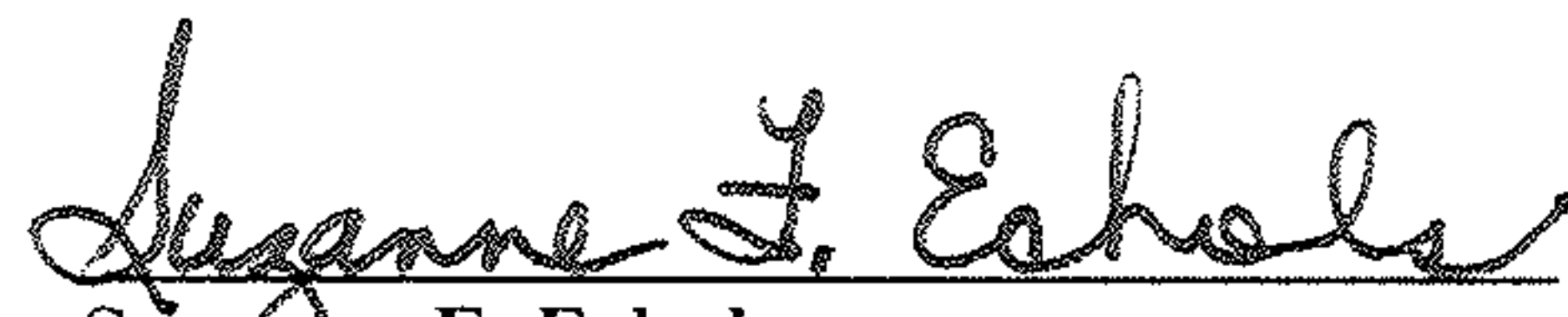
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Suzanne F. Echols a married woman has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of October, 2017.


Suzanne F. Echols

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Suzanne F. Echols, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of October, 2017.

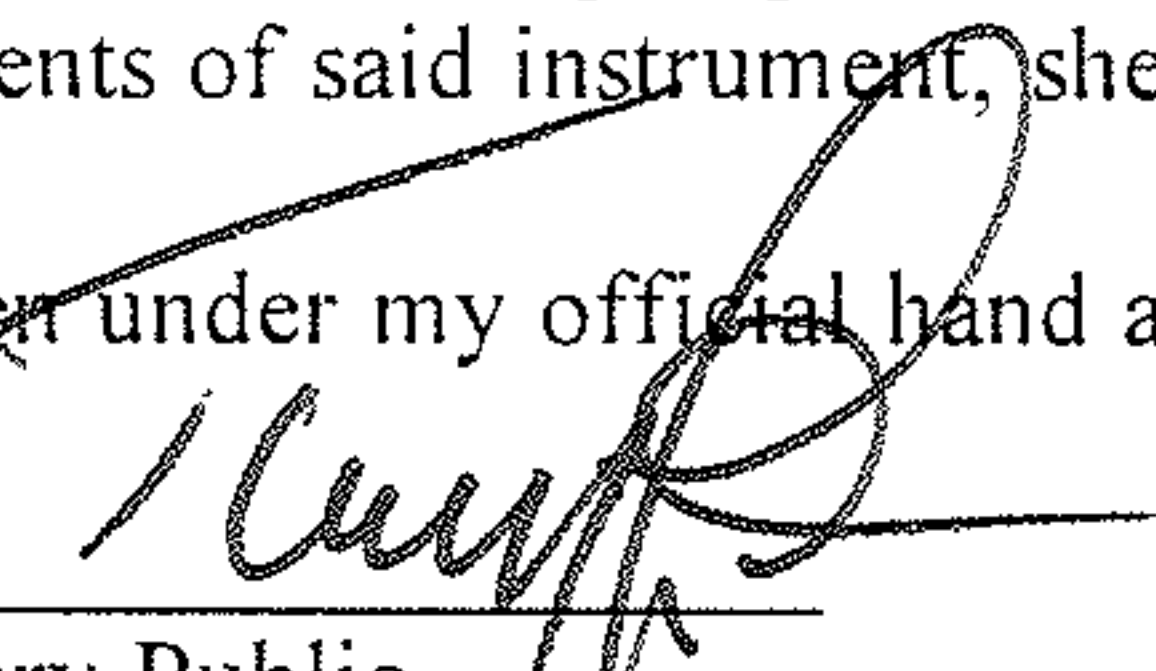
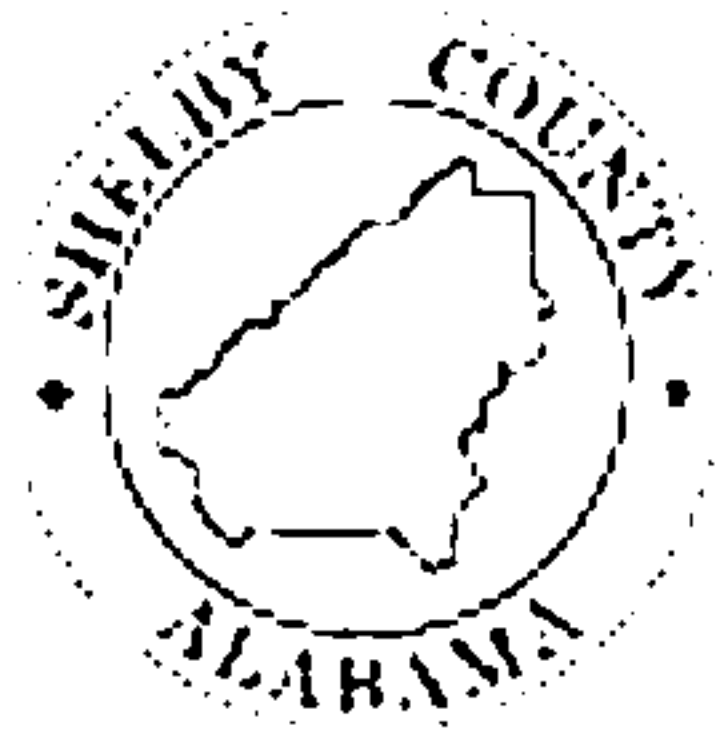

Notary Public
Commission Expires: 10/31/2020

EXHIBIT "A"
Legal Description

Unit 305, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument #20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument #20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101A through 101D, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 11:39:36 AM
\$144.00 DEBBIE
20171102000397860

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the typed name of the County Clerk.