

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Jefferson } (\$208,000.00)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Daniel H. Laurent, II and Michelle T. Laurent, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Sergey V. Vyazovkin and Alexandra Vyazovkin

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Audubon Forest First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

\$ 166,400.00 of the purchase price recited above was

paid from a mortgage loan closed simultaneously herewith.
For ad valorem tax appraisal purposes only, the address of the property is 3060 Thrasher Lane, Birmingham, AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of November, 2001

Daniel H. Laurent, II (Seal)
Daniel H. Laurent, II

Michelle T. Laurent (Seal)
Michelle T. Laurent

12/03/2001-52173
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 56.00

Inst # 2001-52173

THE STATE OF Alabama }
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel H. Laurent, II married to Michelle T. Laurent (fill in marital status) 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2nd day of November, 2001.

Meredith M. Eagle (Seal)
Notary Public Meredith M. Eagle

THE STATE OF Alabama }
COUNTY OF Shelby

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 29, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michelle T. Laurent married to Daniel H. Laurent, II (fill in marital status) 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 the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2nd day of November, 2001.

Meredith M. Eagle (Seal)
Notary Public Meredith M. Eagle

This document prepared by: Mollie Mueller, Closing Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
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