

20090107000005140 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/07/2009 02:36:55PM FILED/CERT

Send tax notice to:

Erica Brown

218 Sterling Oak Drive

Birmingham, AL 35244

BHM0800476

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 01/07/2009  
State of Alabama

Deed Tax: \$2.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00) in hand paid to the undersigned, **Vickie E. McNeely, an unmarried woman**, (hereinafter referred to as "Grantor") by **Erica Brown** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 218, 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 the Declaration of Condominium, and the By-Laws of Sterling Oaks Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

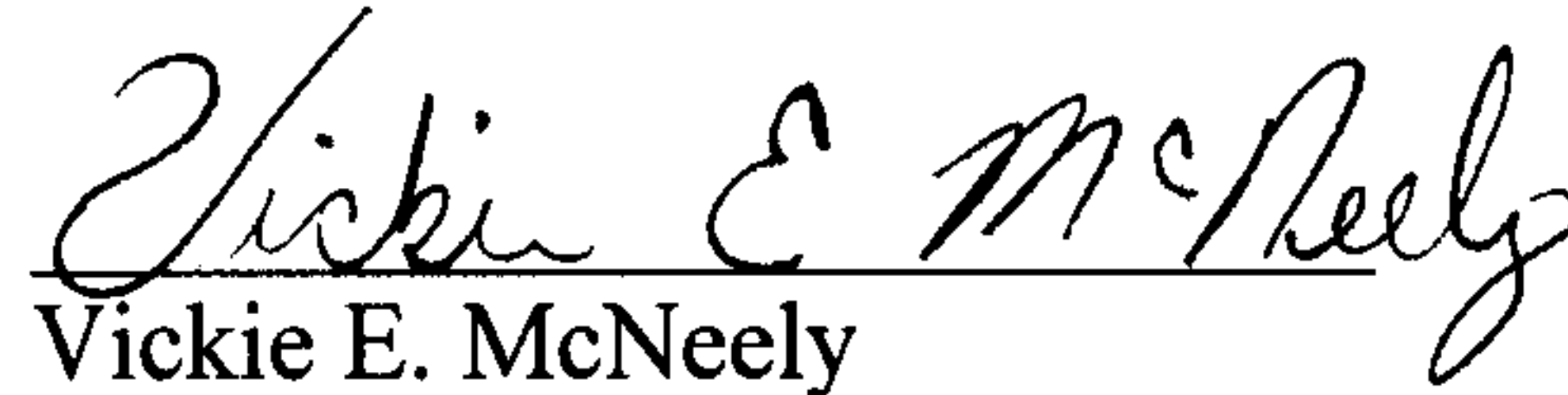
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$130,280.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 19th day of December, 2008.

  
Vickie E. McNeely

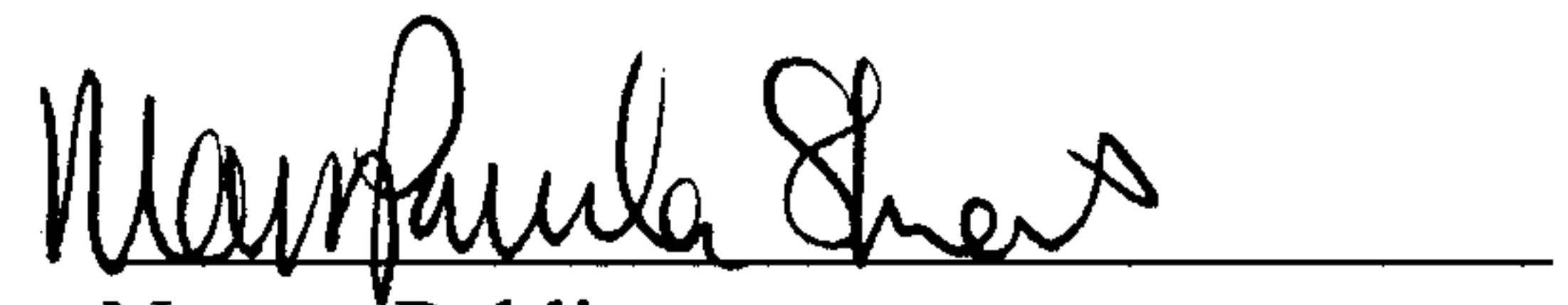
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie E. McNeely, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2008.

(Notary Seal)



  
Notary Public  
Print Name:  
Commission Expires: