

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200

Birmingham, AL 35242

SEND TAX NOTICE TO:

WILLIAM E. CROSBY JR.

STERLING OAKS DRIVE UNIT 313
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$119,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, TYLER JUSTIN FRANKS AND TAYLOR FRANKS, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto WILLIAM E. CROSBY, JR. (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$95,920.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

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

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

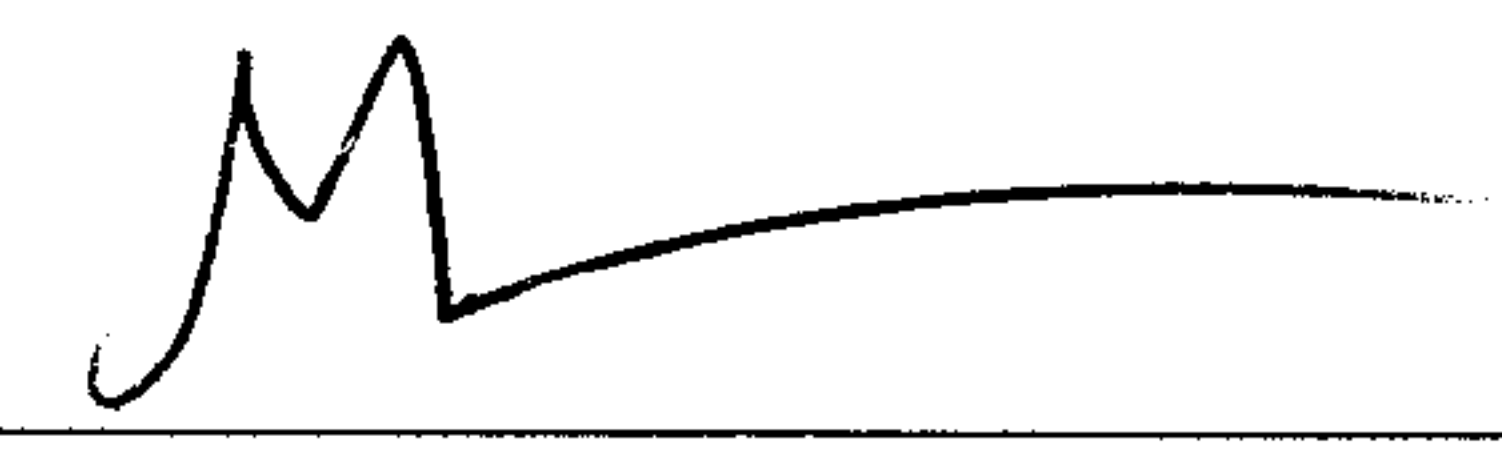
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of DECEMBER, 2011.


TYLER JUSTIN FRANKS

TAYLOR FRANKS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TYLER JUSTIN FRANKS, 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 official seal this 30th day of DECEMBER, 2011.




Notary Public
My Commission Expires: 9/27/2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TAYLOR FRANKS, 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 official seal this 30th day of DECEMBER, 2011.



Notary Public
My Commission Expires: 9/27/2014



20120106000008370 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:55:08 PM FILED/CERT

EXHIBIT A

Unit 313, according to survey of Sterling Oaks Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Inst. #20040316000134350, and First Amendment to Declaration of Condominium as recorded in Inst. #20040701000364570, and Articles on Incorporation Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the 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 1/60 interest in the common elements of Sterling Oaks Condominium, a 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; being situated in Shelby County, Alabama.



20120106000008370 3/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:55:08 PM FILED/CERT

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax:\$24.00