

FRS File No.: 671967

Customer File No.: SF110510

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-Nine Thousand Nine Hundred and NO/100---(\$79,900.00)--- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Anthony S. O'Malley, a single man, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Vincent J. Butler, Jr.

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

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

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

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.

For ad valorem tax appraisal purposes only, the address of the property is 111 Sterling Oaks Drive, 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, his heirs and assigns, forever.



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Shelby Cnty Judge of Probate, AL
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AND GRANTOR does covenant with the said GRANTEE, his 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, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

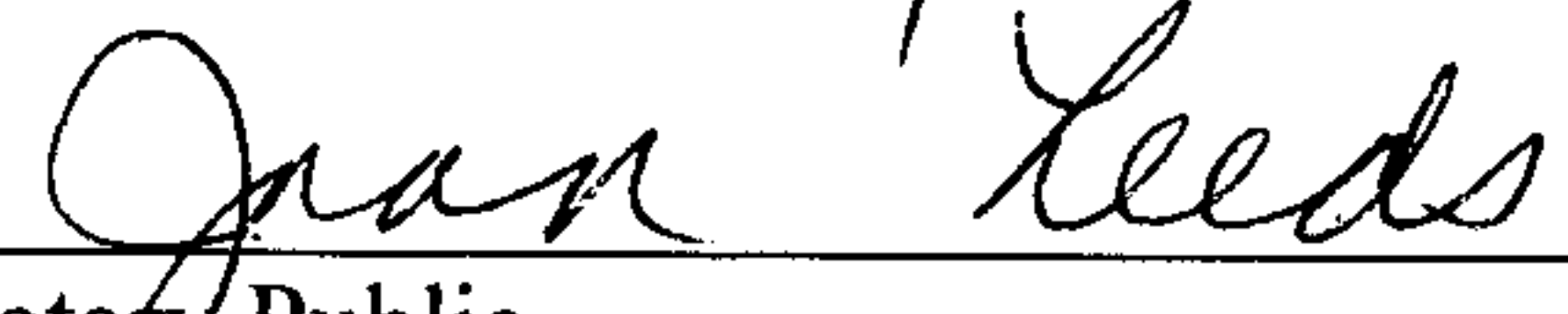
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 25th day of May, 2011.

 (Seal)
Anthony S. O'Malley

THE STATE OF TN
COUNTY OF KNOX }

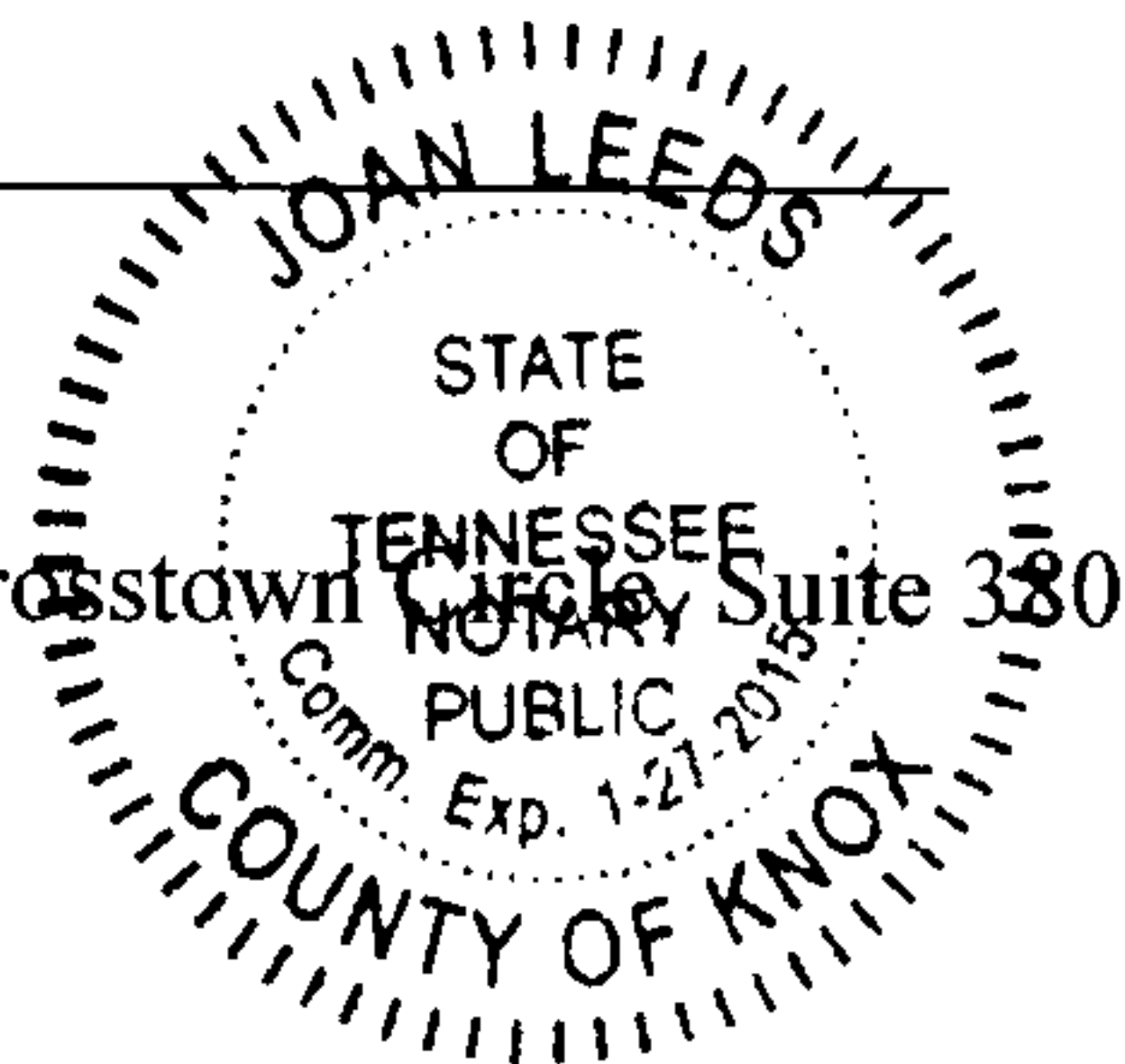
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony S. O'Malley single (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25th day of May, 2011.

 (Seal)
Notary Public

1-27-2015
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344



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EXHIBIT A

Unit 111, according to 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 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 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

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

\$ 77,874.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 02/01/2012
State of Alabama
Deed Tax: \$2.50



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