

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243


20120229000071550 1/1 \$119.00
Shelby Cnty Judge of Probate, AL
02/29/2012 02:45:49 PM FILED/CERT

Send Tax Notice To:
Larisa V. Boychenko
127 Hidden Creek Cove
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred and Five Thousand Dollars and 00/100 Dollars (\$105,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Lesley A. McRae (being the same as Lesley M. Miller), owner of an undivided 1/3 interest in and to the Property hereinafter described, and Geoffrey Craig Miller, owner of an undivided 1/3 interest in and to the Property hereinafter described, husband and wife, and Elizabeth F. McRae, owner of an undivided 1/3 interest in and to the Property hereinafter described, a married woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Larisa V. Boychenko

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of Elizabeth F. McRae nor the homestead of her spouse.

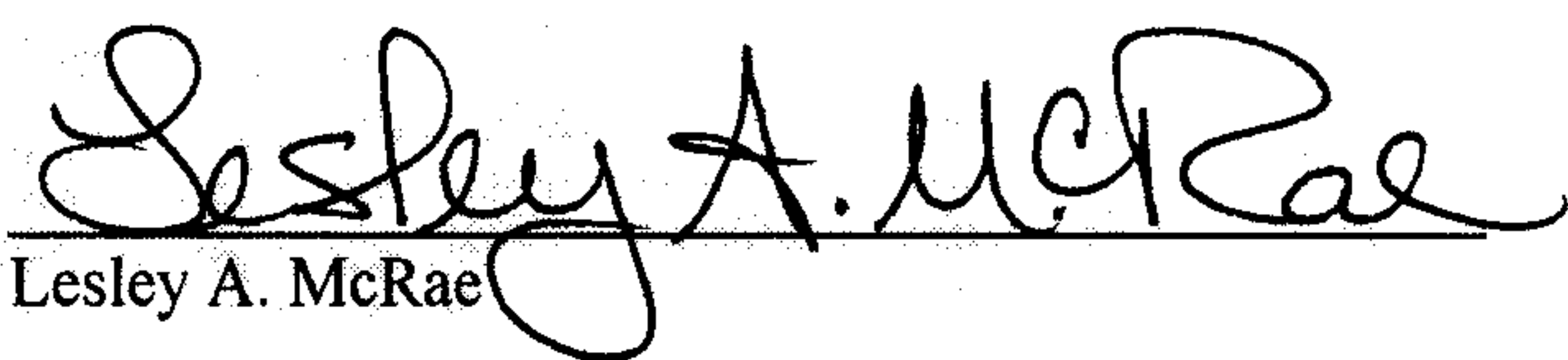
Subject to: All Easements, Restrictions, Covenants, Conditions, and Rights of Way of record.
\$0.00 (zero) of the consideration was paid from a mortgage loan.

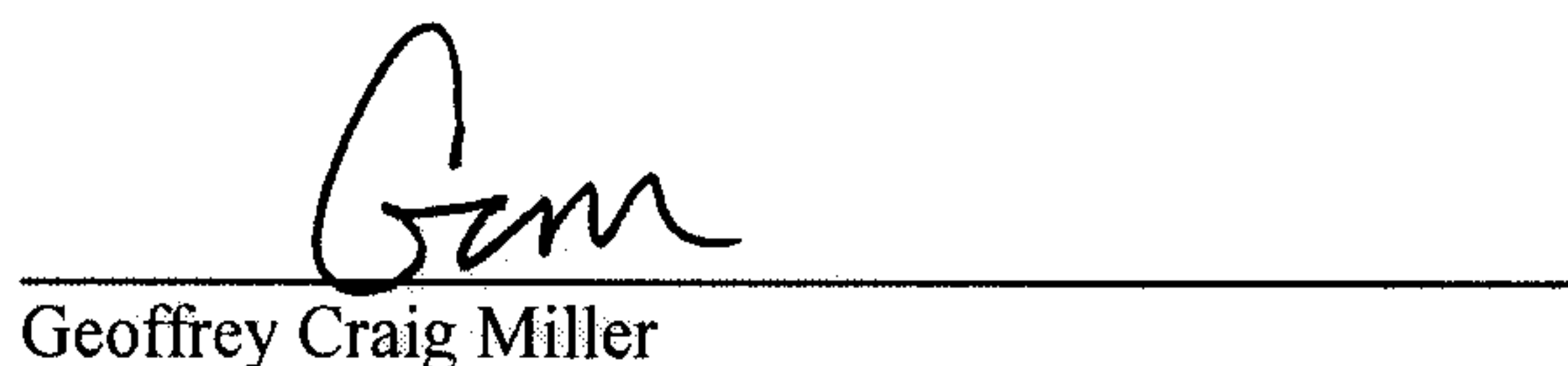
TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

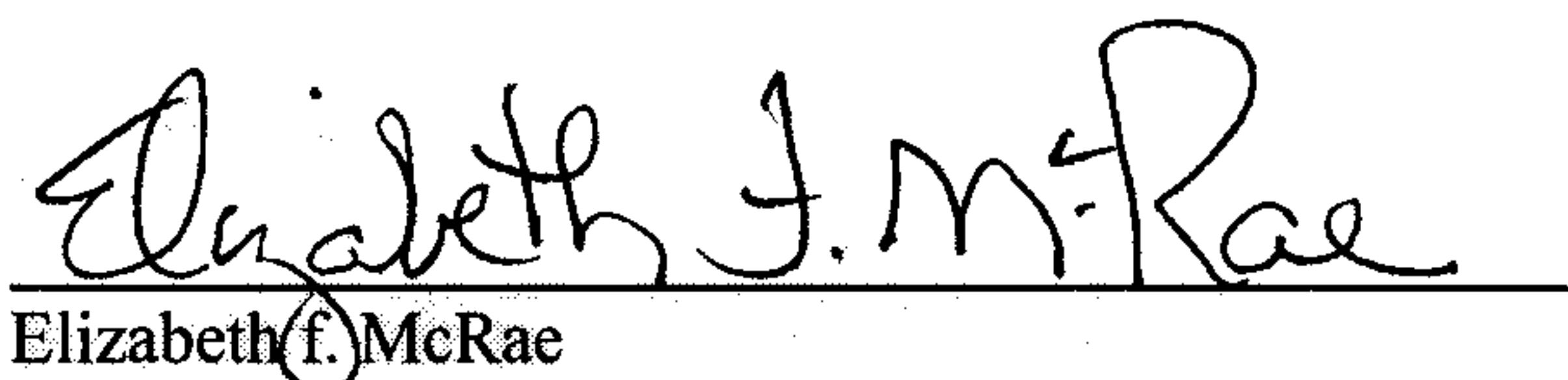
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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 they are 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 said GRANTORS have hereunto set their signatures and seals, this the 17th day of February, 2012.


Lesley A. McRae


Geoffrey Craig Miller

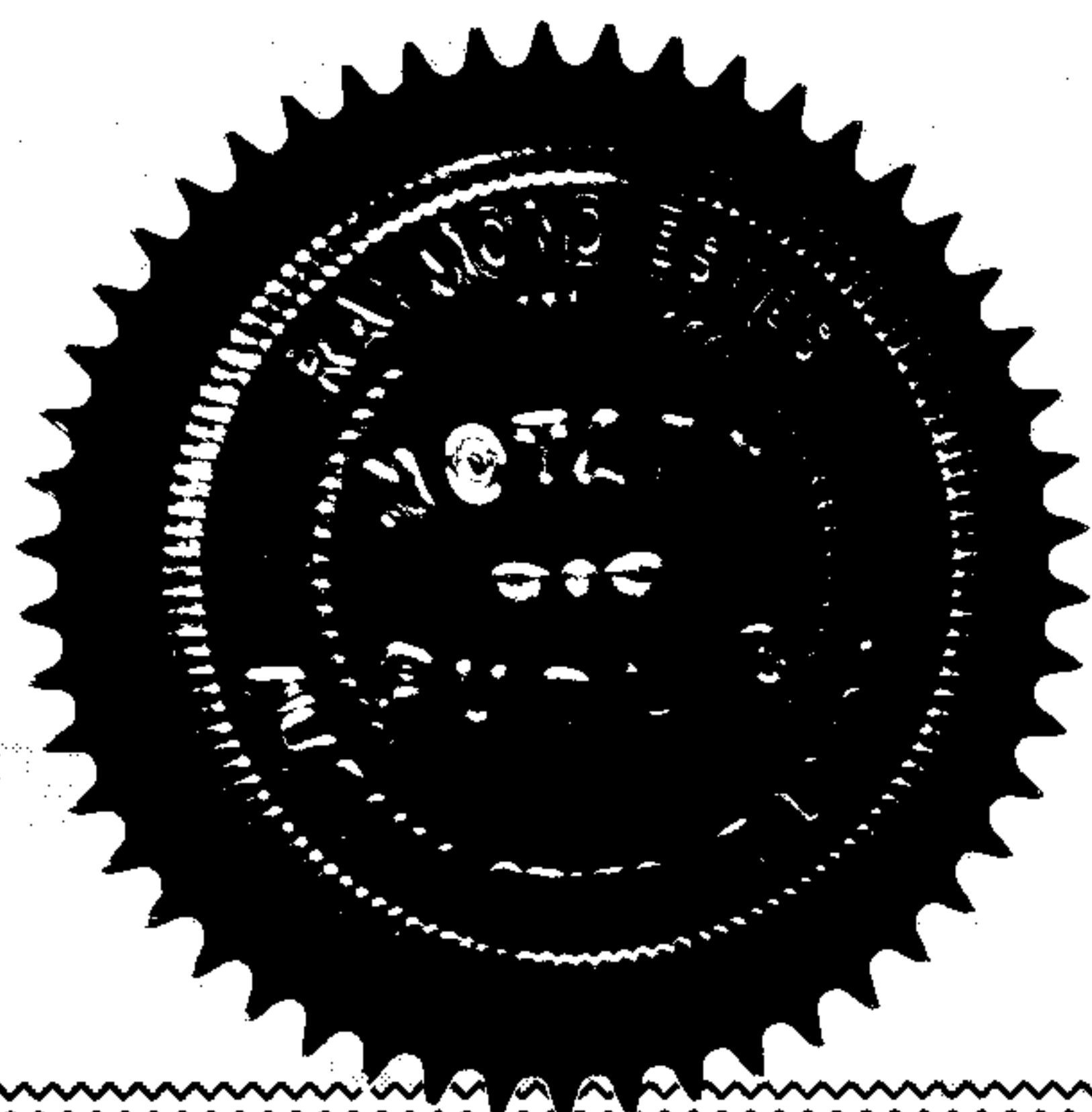

Elizabeth F. McRae

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lesley A. McRae, Geoffrey Craig Miller, Elizabeth F. McRae, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February 2012.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2015

Shelby County, AL 02/29/2012
State of Alabama
Deed Tax: \$105.00

12-0132