

Send tax notice to:
T2, LLC
1356 INVERNESS COVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016151T

20160413000121590
04/13/2016 03:06:17 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand and 00/100 Dollars (\$204,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ALEXA L. KURNITSKIY FKA ALEXA LOVE THOMPSON, A MARRIED WOMAN whose mailing address is: 3125 WOODBRIDGE DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by T2, LLC whose mailing address is: 1356 INVERNESS COVE, BIRMINGHAM, AL 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 177A, according to the final plat of the residential subdivision Inverness Cove-Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 36, Page 110 A and B of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Inverness Cove Homeowners' Association, Inc. recorded in Official Records Document No 20050913000474450, Document No 20090415000138940, Document No 20100212000043190 and Document No 20110208000044720 of the Probate Records of Shelby County, Alabama.
5. Resolution recorded in Official Records Document No 20090324000107500 and Document No 20070820000390150 of the Probate Records of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company recorded in Official Records Book 306, Page 10, Book 84, Page 298, Book 127, Page 54 and Book 3318, Page 27 of the Probate Records of Shelby County, Alabama.
7. Easement granted to Alabama Power Company recorded in Official Records Book 365, Page 785, Book 365, Page 819 and Instrument 1994/34517 of the Probate Records of Shelby County, Alabama.
8. Easement granted to City of Hoover recorded in Official Records Instrument 1998/24499 and Book 365, Page 871 of the Probate Records of Shelby County, Alabama.

9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051006000521560, Document No 2006013000047870, Instrument 2005-39659

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ALEXA LOVE THOMPSON AND ALEXA L. KURNITSKIY ARE ONE AND THE SAME PERSON.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of April, 2016.

Alexa L. Kurnitskiy
ALEXA L. KURNITSKIY



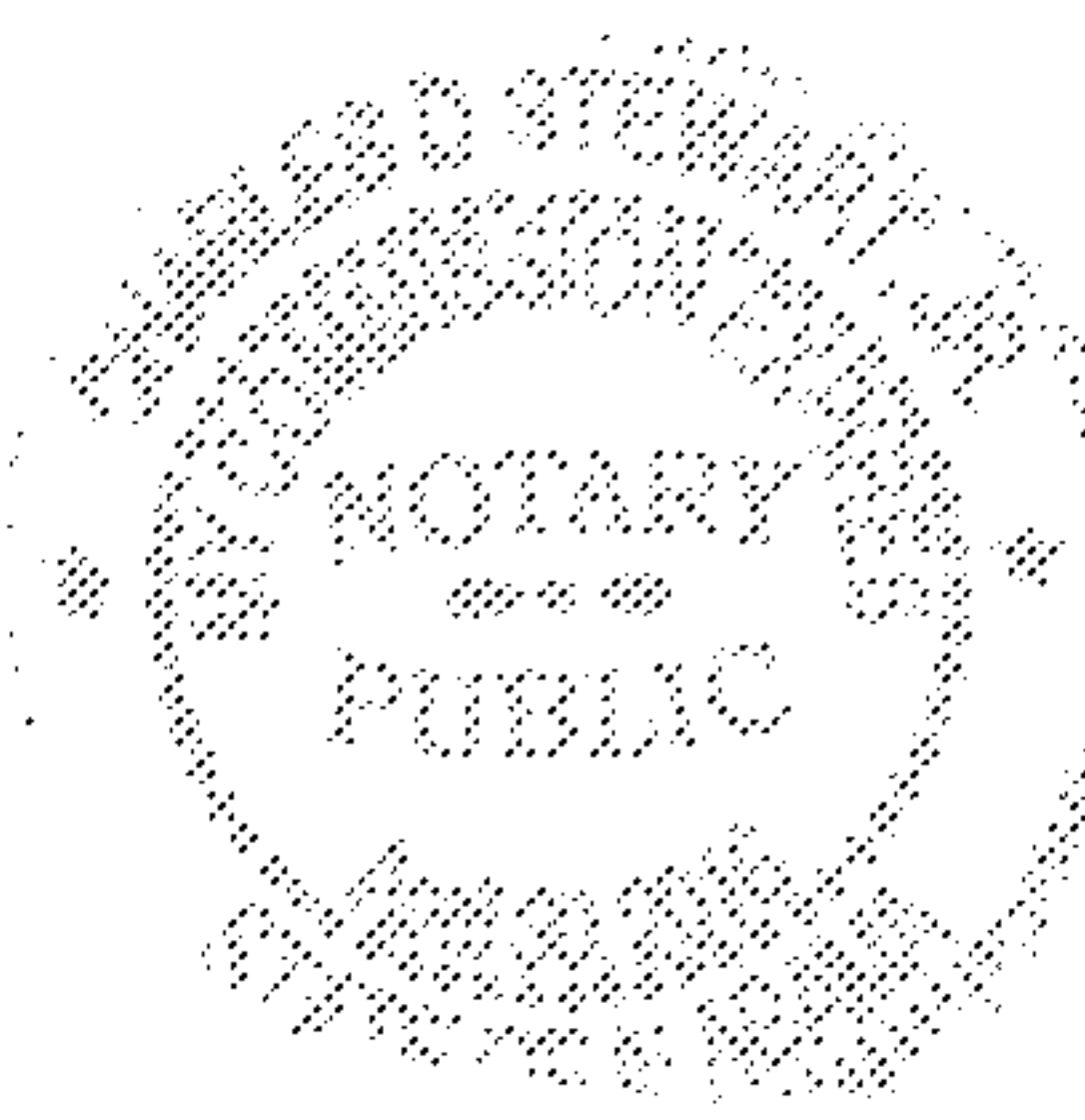
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2016 03:06:17 PM
\$221.00 CHERRY
20160413000121590

James W. Fuhrmeister

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALEXA L. KURNITSKIY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2016.



[Signature]
Notary Public
Print Name: *Chandra S. Spivey*
Commission Expires: *4-30-16*