

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Judith Clark Frazier

105 Sterling Oaks Drive

Hoover, AL 35244

BHM1700136

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

20170306000076750

03/06/2017 12:48:10 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Vladimir D. Kravchuk**, an unmarried person, whose mailing address is 218 Odum Crest Lane, Hoover, AL 35226 (hereinafter referred to as "Grantor"), by **Judith Clark Frazier**, whose mailing address is 105 Sterling Oaks Drive, Hoover, AL 35244, (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, the address of which is **105 Sterling Oaks Drive, Hoover, AL 35244**, to-wit:

Unit 105, 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 No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument No. 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 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 Conodminium, 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, 2017 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS EXCEPTED.

\$92,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3 day of MARCH, 2017

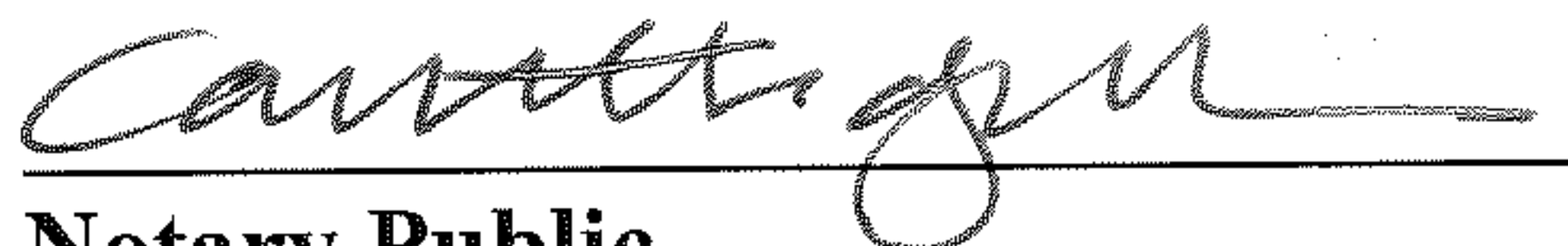

Vladimir D. Kravchuk

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vladimir D. Kravchuk**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3 day of MARCH, 2017

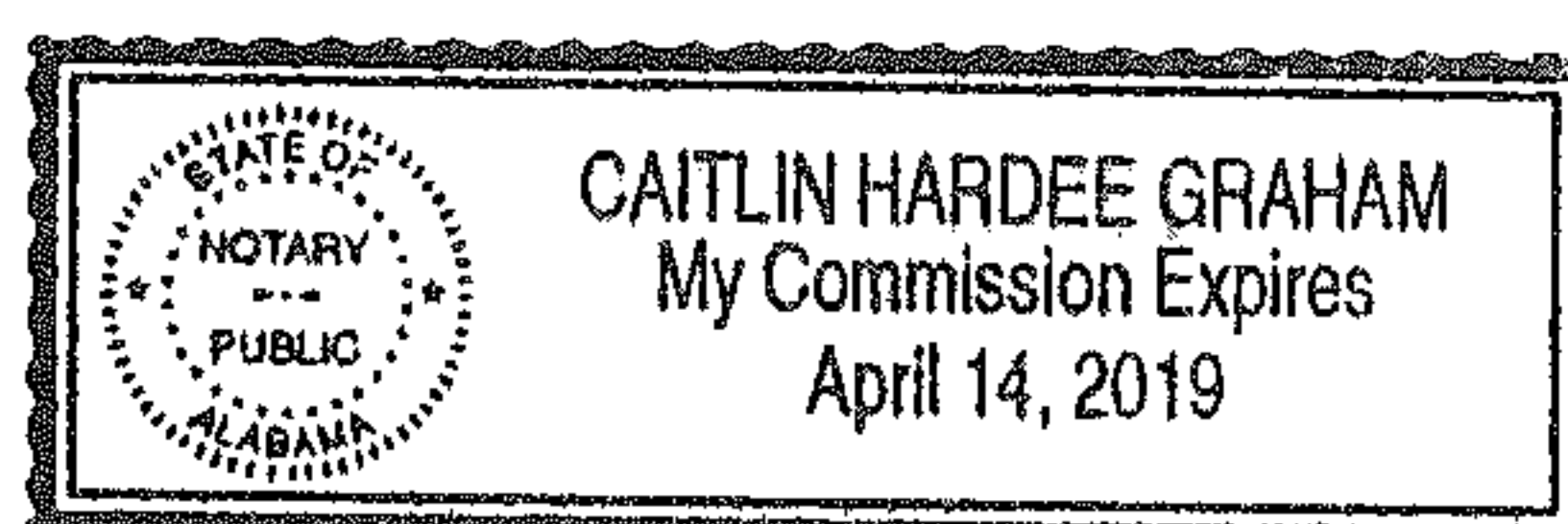
(Notary Seal)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2017 12:48:10 PM
\$134.00 CHERRY
20170306000076750

