

Send tax notice to:
ELENA KOSTER GRAFOVA
2012 WILMINGTON PLACE
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

2017426

WARRANTY DEED

**20170804000283080
08/04/2017 01:31:49 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$1,137,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SHANNON R MOORE, A SINGLE INDIVIDUAL **whose mailing address** is: 3052 VALLEY RIDGE DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by ELENA KOSTER GRAFOVA **whose property address** is: 2012 WILMINGTON PLACE, 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 5, according to the Survey of Amended Map of Wilmington Place, as recorded in Map Book 30, Page 23 A&B, in the Probate Office of Shelby County, Alabama.

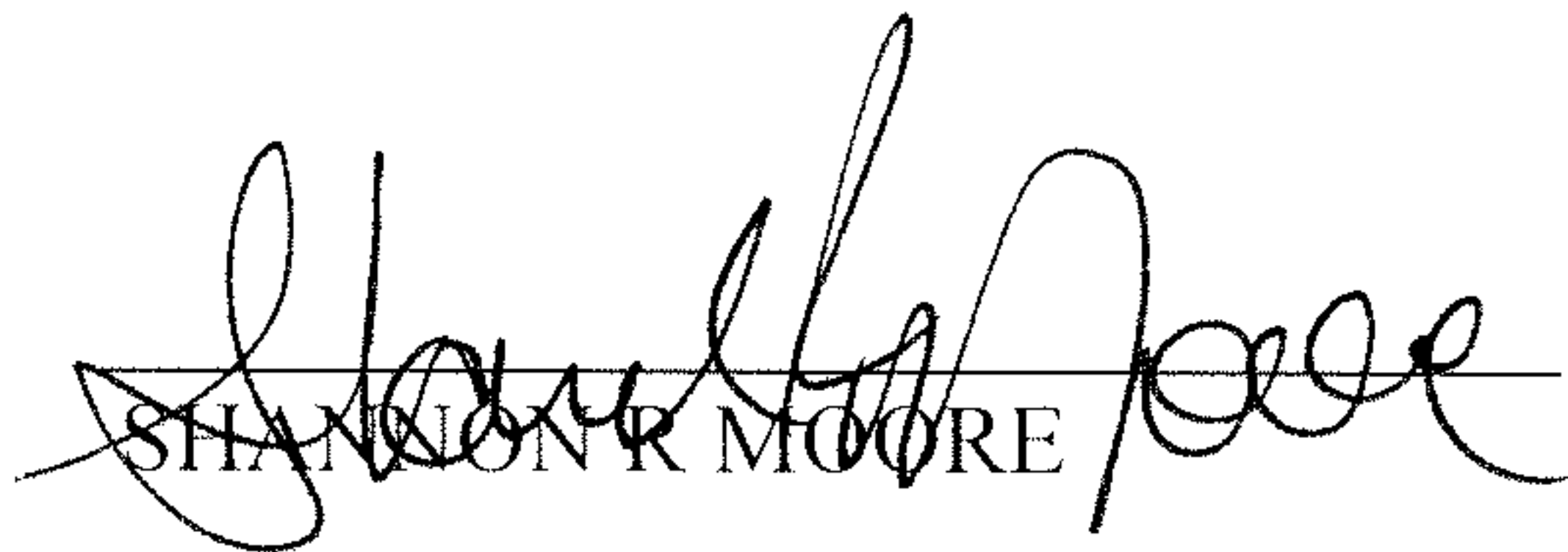
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Amended Map of Wilmington Place recorded in Map Book 30, Page 23 A & B, in the Office of the Judge of Probate 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. Restrictions appearing of record in Instrument # 2002-16439, and amended by Instrument # 2002-17774.
5. Affidavit / Ratification recorded in Instrument # 2002-17771.
6. Right of way to Water Works Board of the City of Birmingham, Alabama, recorded in Instrument No. 2001-26812.

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

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.


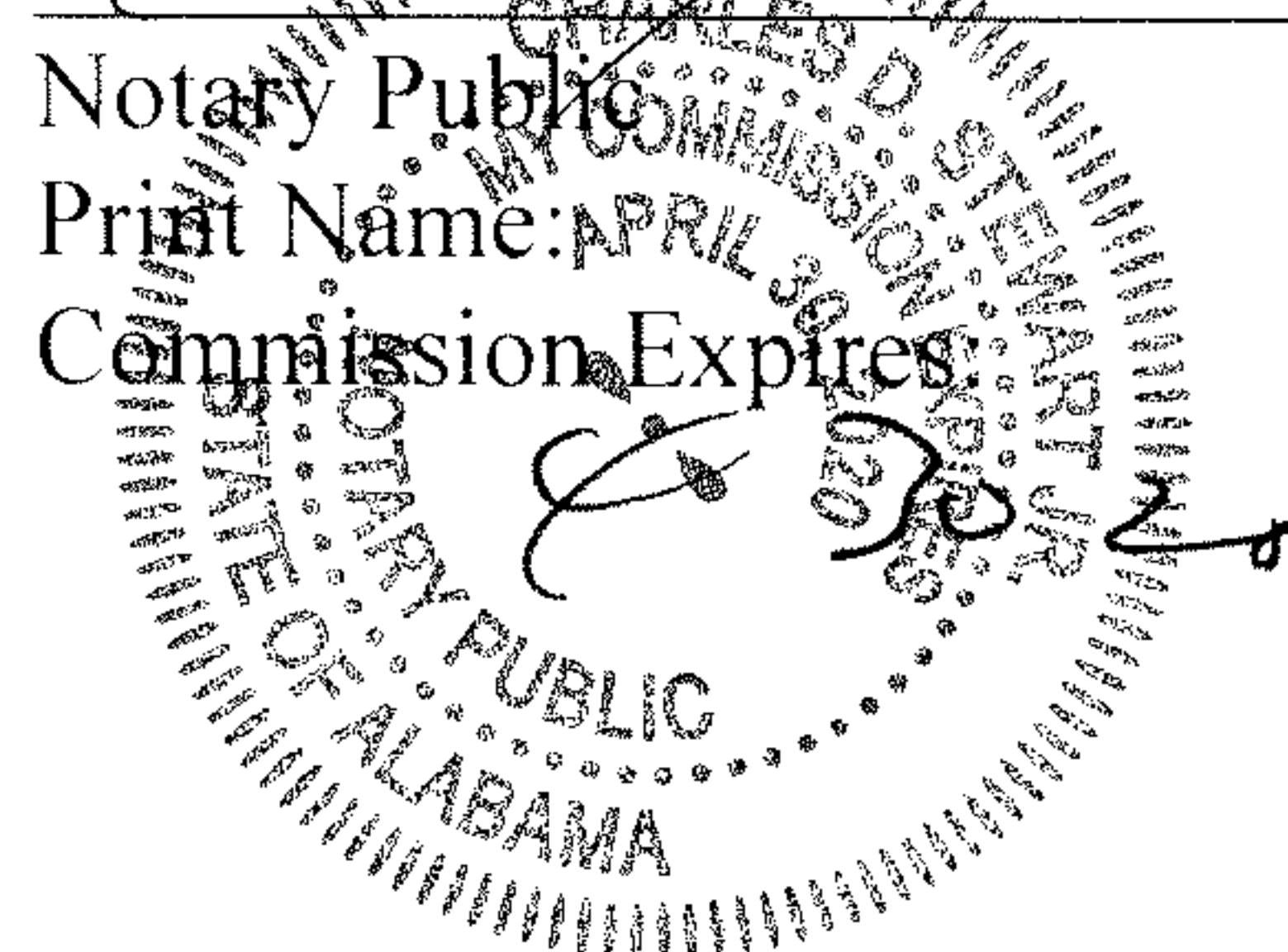
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of August, 2017.


SHANNON R MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHANNON R MOORE 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 3rd day of August, 2017.


Notary Public
Print Name: CHARLES D. STEWART JR.
Commission Expires: APRIL 30, 2018




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2017 01:31:49 PM
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