

**20191203000445620
12/03/2019 09:06:54 AM
DEEDS 1/2**

Send tax notice to: Meredith N. Barfoot, 149 Village Drive, Calera, AL 35040

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Three Thousand and No/100 (\$153,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Alexander Dratva and Ivetta Starikova, husband and wife, whose mailing address is:

25830 Clear Springs Court, Castro Valley, California 94552

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Meredith N. Barfoot, whose mailing address is: 149 Village Drive, Calera, AL 35040,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 149 Village Drive, Calera, AL 35242** to-wit

Lot 13, according to the Survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$150,228.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 24th day of November 2019.

Alexander DRATVA
Alexander Dratva
Ivetta Starikova
Ivetta Starikova

STATE OF California
COUNTY OF Alameda



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2019 09:06:54 AM
\$28.00 CHERRY
20191203000445620

Alex S. Byrd

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexander Dratva and Ivetta Starikova, a married couple 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of November 2019.

Julie Beckner Reinwald
NOTARY PUBLIC
My Commission expires: 07/18/2023

