

20220701000261860  
07/01/2022 08:41:08 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Christian Drees  
7212 Manse Street  
Forest Hills, NY 11375-6728

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$228,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cove Creek Properties, LLC, an Alabama limited liability company LLC**, whose address is 701 Watts Drive SE, Huntsville, AL 35801, (hereinafter "Grantor", whether one or more), by **Christian Drees**, whose address is 7212 Manse Street, Forest Hills, NY 11375-6728, (hereinafter "Grantee", whether one or more), 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 756 Forest Lakes Dr., Sterrett, AL 35147-8190**, to-wit:

**Lot 407, according to the Survey of Forest Lakes, as recorded in Map Book 34, Page 122A. in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$171,375.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor, Cove Creek Properties, LLC, an Alabama limited liability company LLC, by Jonathan Krichev, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 29th day of June, 2022.

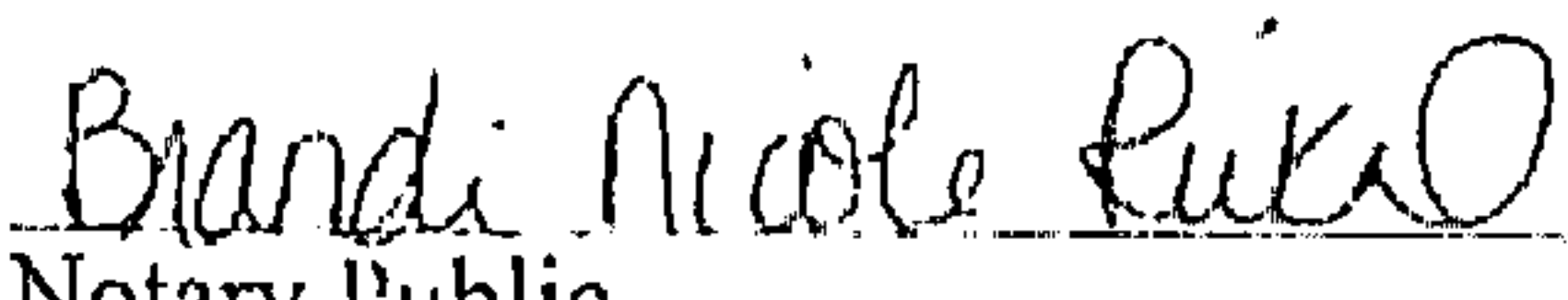
Cove Creek Properties, LLC, an Alabama limited liability company LLC

By:   
Jonathan Krichev, Member

STATE OF ALABAMA  
COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jonathan Krichev whose name as Member of Cove Creek Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29th day of June, 2022.

  
Notary Public  
My Commission Expires: July 26, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2022 08:41:08 AM  
\$82.50 JOANN  
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