



20050316000117000 1/2 \$172.00
Shelby Cnty Judge of Probate, AL
03/16/2005 08:16:55AM FILED/CERT

FRS File No.: 428676

Customer File No.: 200403895

WARRANTY DEED

THE STATE OF
COUNTY OF

Alabama
Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND NINE HUNDRED AND no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James Bolin Andrews, Jr. and Aimee Andrews, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto National Residential Nominee Services Inc.

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 200, according to the map or survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 159 Churchill Drive, Maylene, AL 35114, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

02/28/04


AND GRANTOR does covenant with the said GRANTEE, thei heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, thei heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, thei heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 28th day of February, 2005.

[Signature] (Seal)
James Bolin Andrews, Jr.

[Signature] (Seal)
Aimee Andrews

THE STATE OF Alabama
COUNTY OF Shelby }


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Bolin Andrews, Jr. married to Aimee Andrews (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of February, 2005.
[Signature] (Seal)
Notary Public
8-12-06
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Aimee Andrews _____ (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of February, 2005.
[Signature] (Seal)
Notary Public
8-12-06
My Commission Expires