

**SEND TAX NOTICE TO:**  
**NICOLE AND EVAN ANDREWS**  
**30 OAKLAND AVENUE**  
**WILSONVILLE, AL 35186**

**Prepared By:**  
**Erin L. Kline, Kline Law Firm, LLC**  
**4000 Eagle Point Corporate Drive**  
**Birmingham, AL 35242 (205) 982-8878**

## **WARRANTY DEED**

State of Alabama  
County of Shelby

**\$94,800.00 OF THE CONSIDERATION  
WAS PAID FROM THE PROCEEDS  
OF A MORTGAGE CLOSED  
SIMULTANEOUSLY HEREWITH.**

Know all men by these presents: That in consideration of **NINETY-FOUR THOUSAND, EIGHT HUNDRED DOLLARS AND NO/100 (\$94,800.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Virginia L. Reed, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:**

**Nicole Andrews and Evan Andrews, wife and husband (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:**

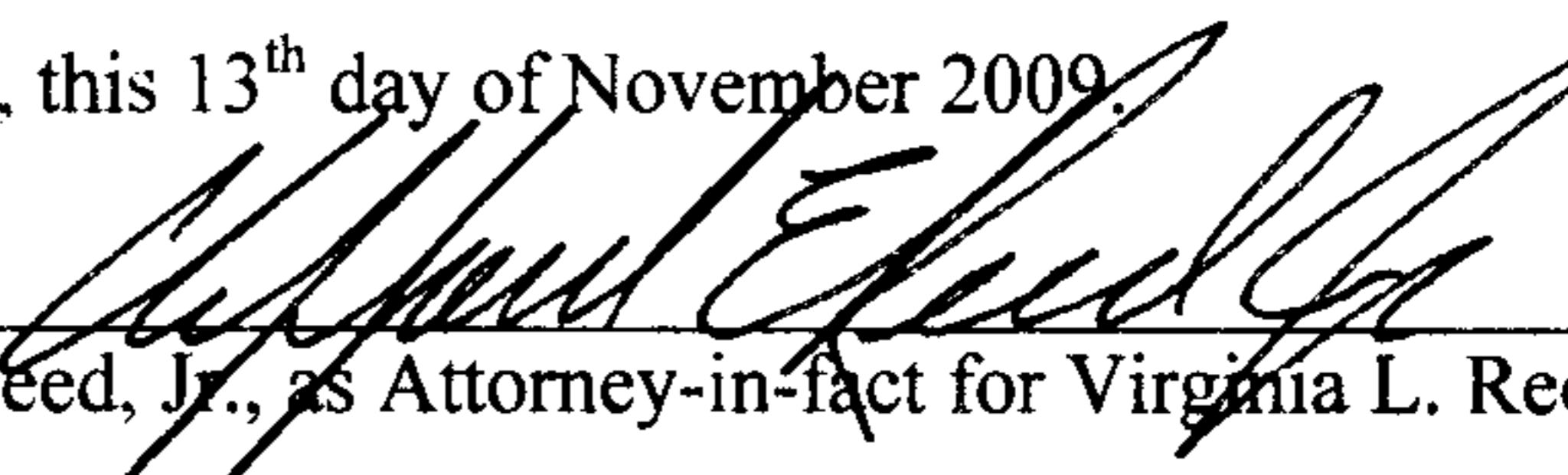
**Lot 15, according to the Survey of Central Hills Subdivision in the Town of Wilsonville, Alabama, as recorded in Map Book 4, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.**

**SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.**

**Virginia L. Reed is the surviving grantee of that deed recorded in Book 331, Page 35, in the Probate Office of Shelby County, Alabama; the other grantee Clifford E. Reed, having died on or about the 11<sup>th</sup> day of June 1984.**

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, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13<sup>th</sup> day of November 2009.

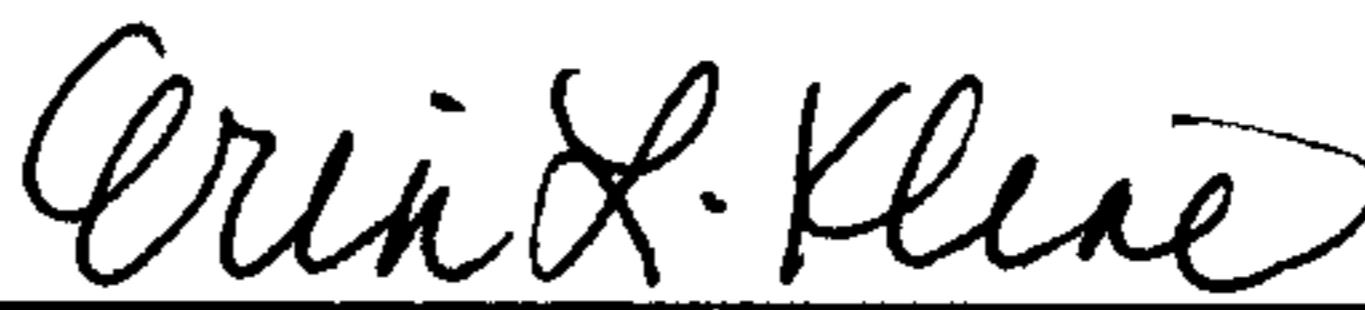
  
Clifford E. Reed, Jr., as Attorney-in-fact for Virginia L. Reed

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

### **Acknowledgment**

I, Erin L. Kline, a Notary Public in and for said State of Alabama at Large, hereby certify that Clifford E. Reed, Jr., whose name, as Attorney in Fact for Virginia L. Reed, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of November 2009.



ERIN L. KLINE

