

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
Sarah R. Andrews
523 Waterford Cove Circle
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Seventy Four Thousand and 00/100 Dollars (\$174,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Ever-Ridge Builders, Inc., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Sarah R. Andrews (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 668A, ACCORDING TO THE SURVEY OF WATERFORD COVE SECTOR 3 PHASE 2, AS RECORDED IN MAP BOOK 34, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

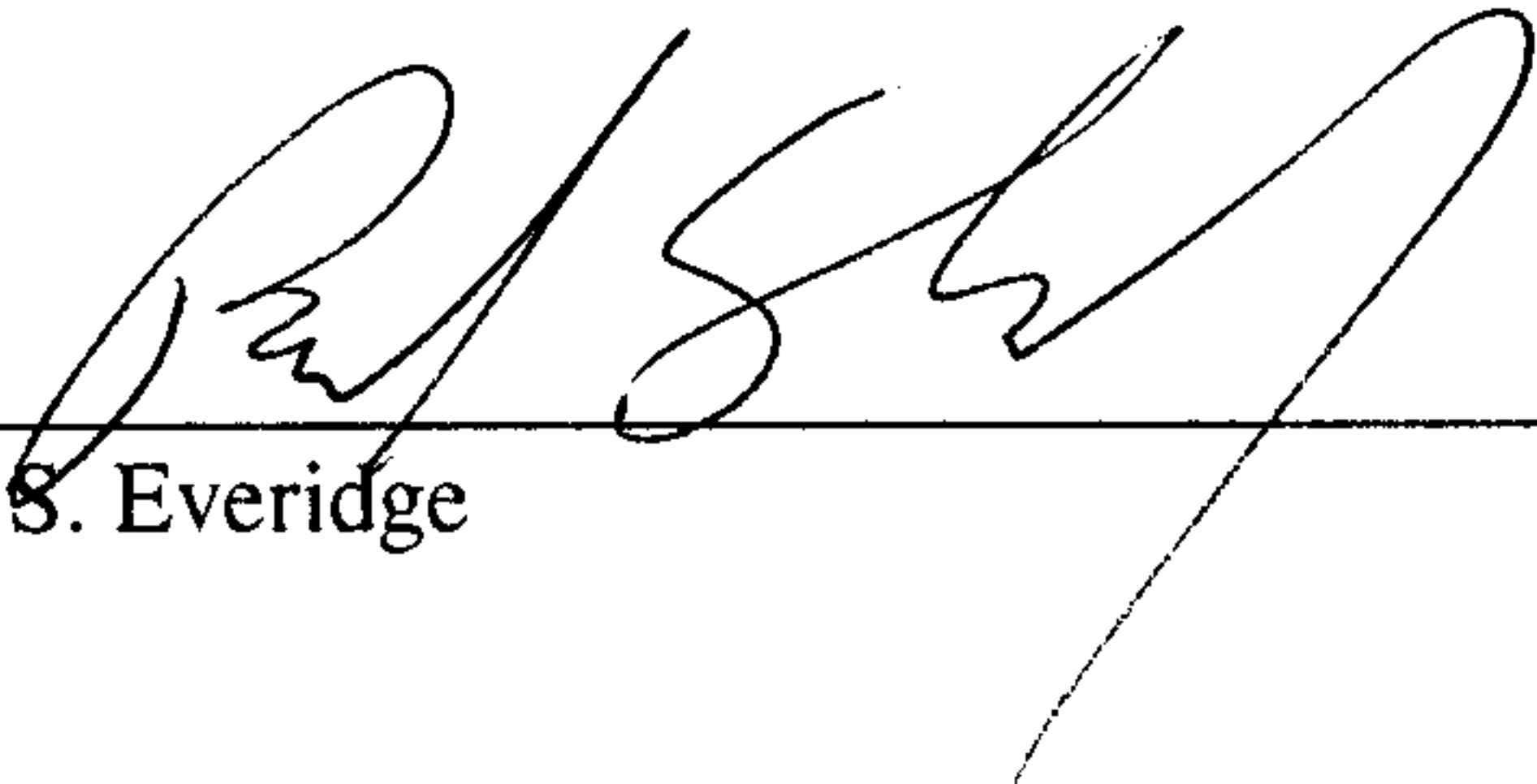
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$170,848 OF THE CONSIDERATION PROVIDED HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And we do for ourselves and for our successors covenant with the said Grantee, and her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, Ever-Ridge Builders, Inc., an Alabama corporation, by its President, Paul S. Everidge, who is authorized to sign this conveyance, has hereunto set its signature and seal, this 18th day of December, 2009.

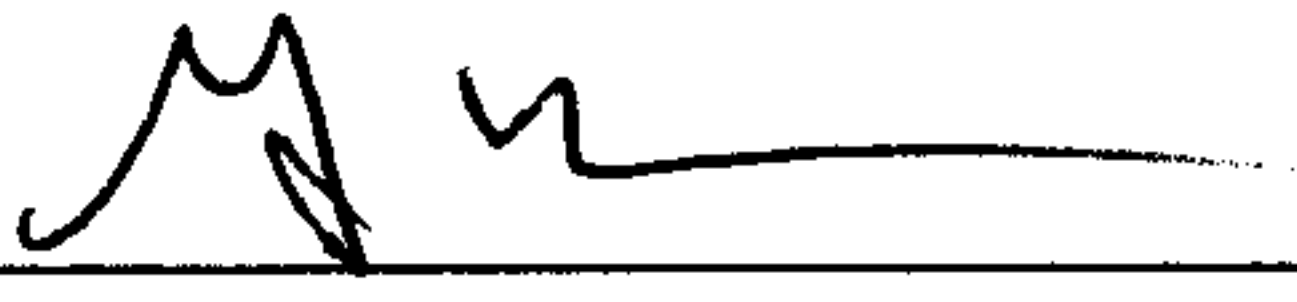
Ever-Ridge Builders, Inc.

By: 
Paul S. Everidge

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul S. Everidge, whose name as President of Ever-Ridge Builders, Inc., an Alabama corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of December, 2009.



Notary Public

My Commission Expires: 7.29.2010

