

FILE NO: V14-056

Send Tax Notice To: Cynthia L. Williams
Charles E. Williams, III
32 Oakdale Drive
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00), and other good and valuable consideration, **the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement**, this day in hand paid to the undersigned GRANTORS, in hand paid by the GRANTEE S herein, **Andrew D. Erwin and Amanda Marie Erwin, also known as Amanda Maria Erwin, husband and wife, whose mailing address is 123 County Hills Road, Montevallo, Alabama 35116** (hereinafter referred to as GRANTORS), the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Cynthia L. Williams and Charles E. Williams, III, whose mailing address is 32 Oakdale Drive, Montevallo, Alabama 35115** (hereinafter referred to as GRANTEES) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, **the address of which is 32 Oakdale Drive, Montevallo, Alabama 35115; to-wit:**

LOT 32, ACCORDING TO THE SURVEY OF OAKDALE ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being the same property conveyed to Andrew D. Erwin and wife, Amanda Maria Erwin by deed dated July 26, 2007 and filed August 6, 2007 in Instrument #20070806000366210.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

29th **IN WITNESS WHEREOF**, said GRANTOR has hereunto set his hand and seal this the _ day of December, 2014.




ANDREW D. ERWIN

Shelby County, AL 02/02/2015
State of Alabama
Deed Tax: \$120.00



AMANDA MARIE ERWIN, AKA AMANDA MARIA ERWIN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20150202000033380 2/2 \$138.00
Shelby Cnty Judge of Probate, AL
02/02/2015 10:51:08 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Andrew D. Erwin and Amanda Marie Erwin, also known as Amanda Maria Erwin**, whose names are signed to the foregoing conveyance, and who are known to me, knowingly and willingly 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 29th
day of December, 2014.



NOTARY PUBLIC
My Commission Expires: 12/1/17

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209