



20251013000315620 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
10/13/2025 01:28:13 PM FILED/CERT

This instrument prepared by:

David E. Nix

157 Glynn Hollow Cir

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT: That in consideration of One Hundred and no/100 (\$100.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Stephany L. Nix a married person, (herein referred to as grantor), grants, bargains, sells and conveys to **Kimberly D. Reid and Michael W. Reid,** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:**

Lot 1, according to the survey of Nix Family Subdivision, as recorded in Map Book 53, Page 82, in the Probate Office of Shelby County, Alabama. Tax Parcel Number: 15 1 11 0 000 001.002

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations, and rights of way appearing of record and/or affecting the subject property.

Grantor herein certifies that the above described property constitutes no part of her present marital homestead.

TO HAVE AND TO HOLD to the said grantees, their successors and assigns forever.

And said grantor does for itself and for its successors and assigns covenant with the said grantees, their successors 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 a 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 grantees, their successors and assigns forever, against the lawful claims of all persons.

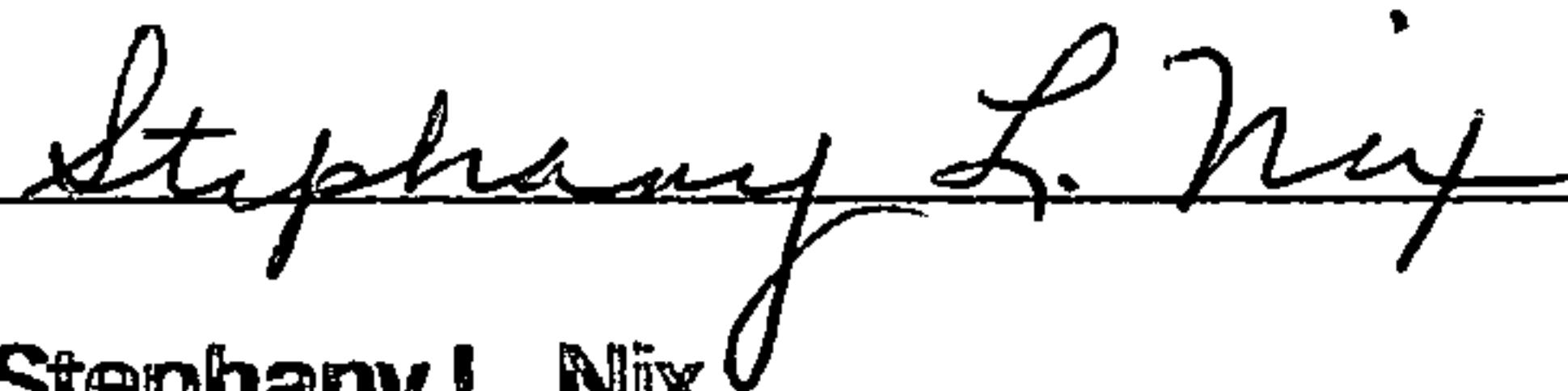
Shelby County, AL 10/13/2025
State of Alabama
Deed Tax: \$69.00



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IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the

13th day of October, 2025


Stephany L. Nix

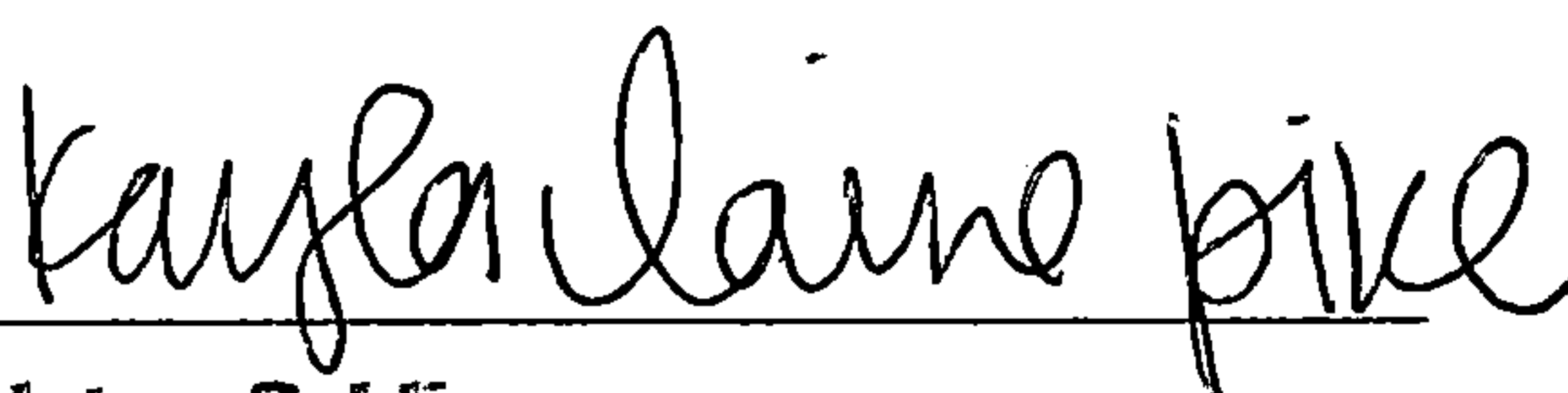
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Stephany L. Nix, who 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 official seal, this the 13 day of October, 2025.




Notary Public

Address of Grantees
186 Ohana Way
Columbiana, AL 35051

Address of Grantor
157 Glynn Hollow Cir
Columbiana, AL 35051

Property Address
Lot 1 Nix Family Subdivision
Columbiana, AL 35051

Market Value \$68,600