



20020508000216970 Pg 1/2 174.00  
Shelby Cnty Judge of Probate, AL  
05/08/2002 14:30:00 FILED/CERTIFIED

Send tax notice to:  
Paradise Cove Property, LLC  
c/o Rhonda Hoggle  
3230 Cahaba Valley Rd.  
Indian Springs, AL 35124

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736

STATE OF ALABAMA )  
 :  
SHELBY COUNTY )

## **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to Michael E. Stephens, a married man ("Grantor") by Paradise Cove Property, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the map of Paradise Cove, Phase III, as recorded in Map Book 27, page 94, in the Probate Office of Shelby County, Alabama

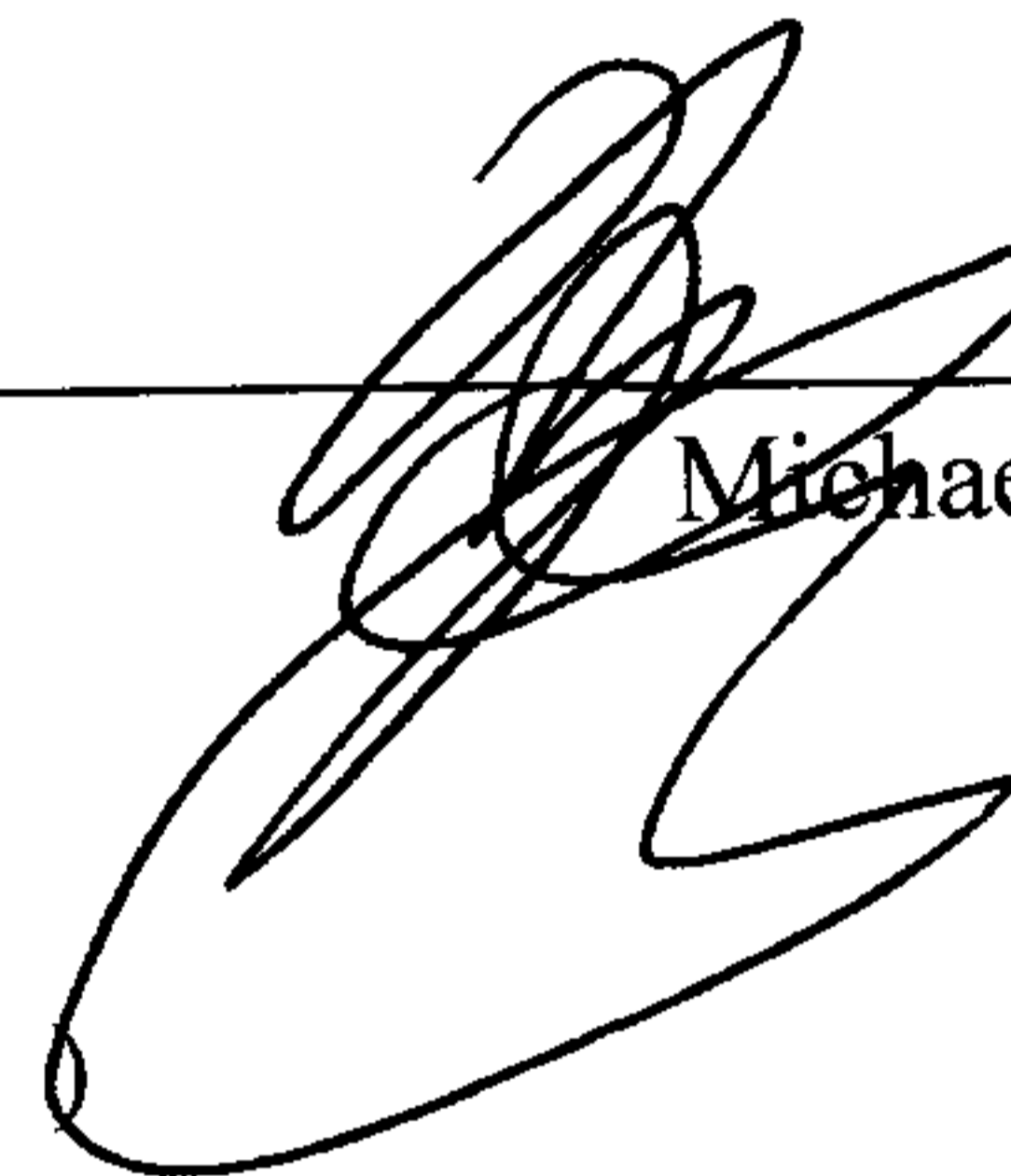
Grantor hereby certifies that the above described property has never been and does not now constitute the homestead of Grantor (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2002 tax year and thereafter
2. 35 foot building setback line from Paradise Cove Lane as shown on map recorded in Map Book 27, page 94, in said Probate Office
3. Transmission line permits to Alabama Power Company recorded in Deed Book 133, page 281, in said Probate Office
4. Less and except half of all minerals and mining rights which are reserved pursuant to the provisions of deed recorded in Deed Book 337, page 673, in said Probate Office
5. Flood rights of Alabama Power Company as set out in Deed Book 241, page 838, and Deed Book 246, page 714, in said Probate Office
6. Right-of-way granted to South Central Bell recorded in Deed Book 343, page 766, in said Probate Office

I do for myself, my heirs, executors, administrators, and assigns, covenant with Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8<sup>th</sup> day of May, 2002.

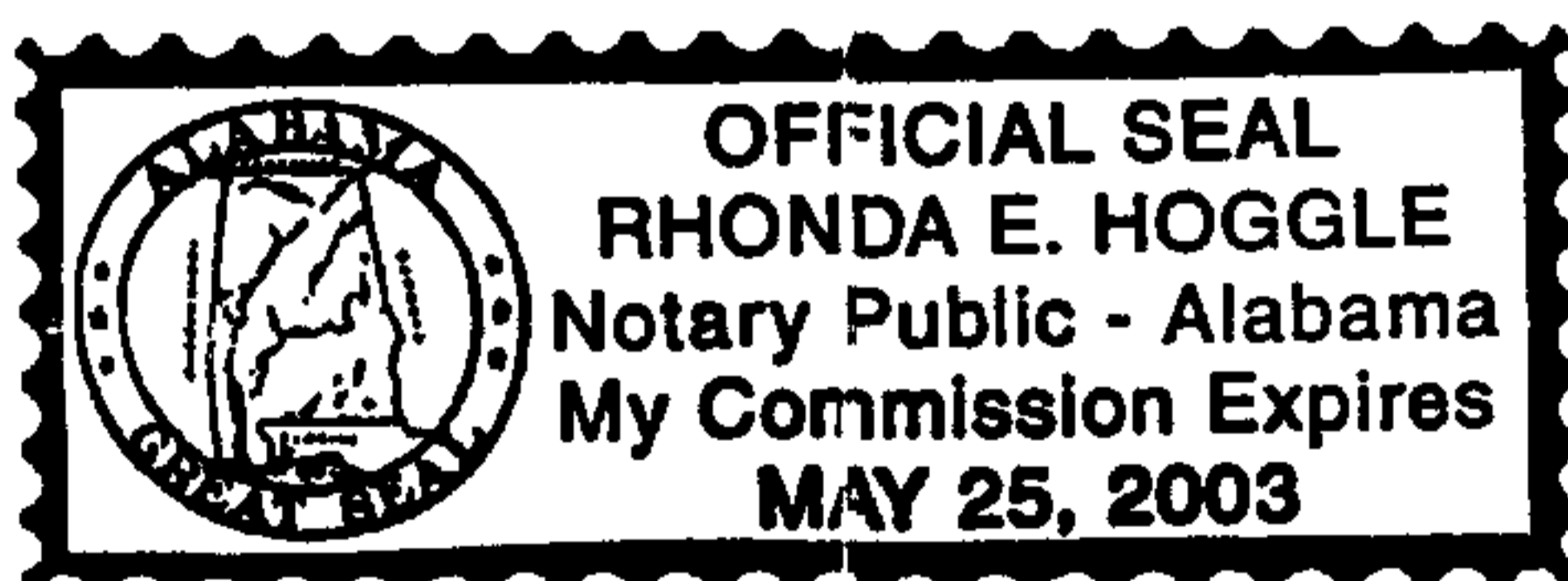
  
\_\_\_\_\_  
Michael E. Stephens  
:  
)

STATE OF ALABAMA

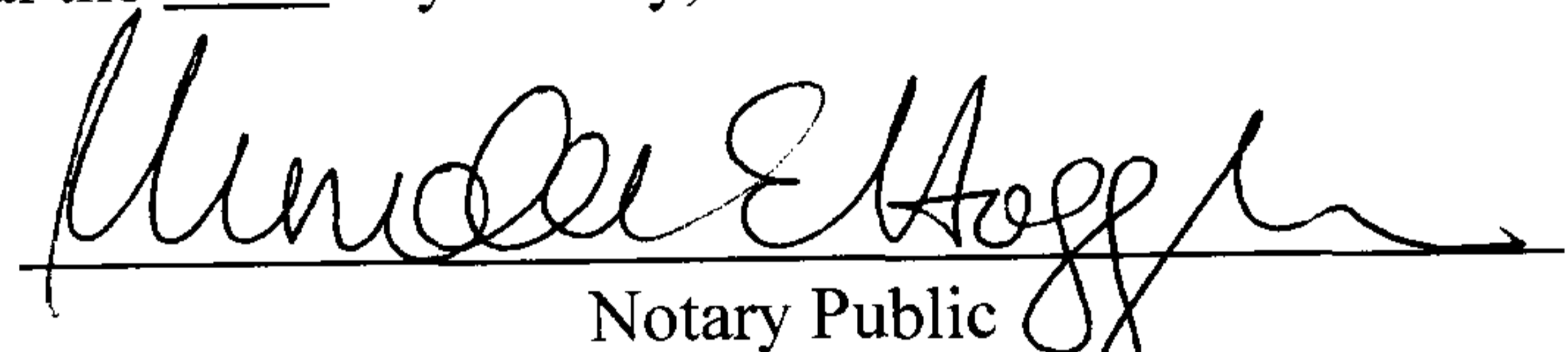
Shelby COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Michael E. Stephens, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 8<sup>th</sup> day of May, 2002.



[NOTARIAL SEAL]

  
\_\_\_\_\_  
Notary Public

My commission expires 5/25/03