

This instrument prepared by:
Stephen D. Landrum
P.O. Box 184
Sumitan, Al 35148

Send Tax Notice To:
Michael J. Harris
115 Ivy Circle
Pelham, Al 35124

WARRANTY DEED

20070906000419620 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/06/2007 02:31:14PM FILED/CERT

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO CENTS 00/100 (\$168,000.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we, RUTHERFORD HILL and wife, SANDY HILL, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL J. HARRIS, an unmarried man, (herein referred to as GRANTEE whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 76, Phase 2, according to the survey of 1st Addition of Ivy Brook, as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama.

\$168,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

Subject To:

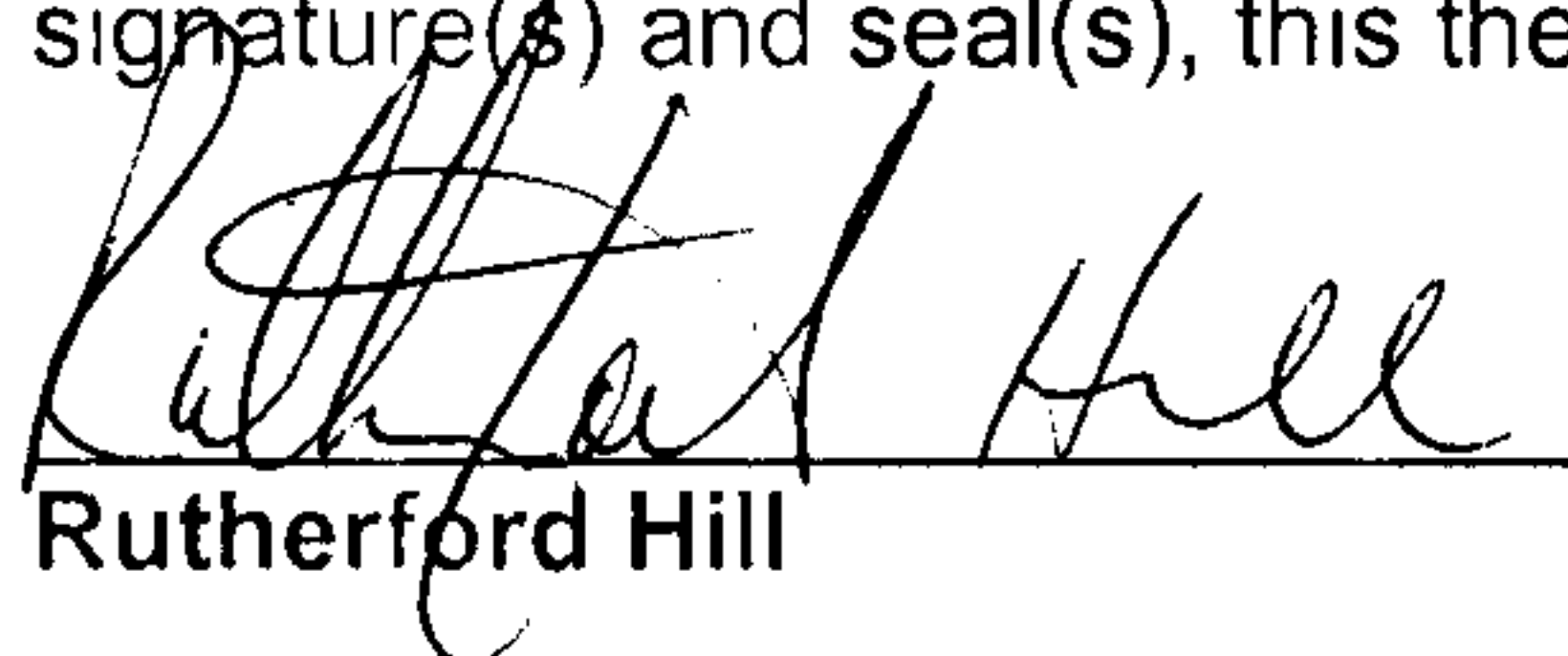
1. Restrictions appearing of record in instrument #1994-33932 and instrument #2000-19562.
2. Right of way granted to Alabama Power Company by instrument #1998-17751.
3. Easements, building lines, restrictions and notes, all as shown on recorded map.
4. Articles of incorporation of Ivy Brook Homeowners Association, Inc., as recorded in instrument #2000-19563.
5. Covenants for storm water control and reserved easement as set out in Deed recorded in instrument #1994-36198.


Ad valorem taxes for the years 2007 and thereafter; easements, restrictions, covenants, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEE and/or his heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR, **Rutherford Hill and wife, Sandy Hill**, have hereunto set their signature(s) and seal(s), this the **31ST** day of August, 2007.

 (Seal)
Rutherford Hill

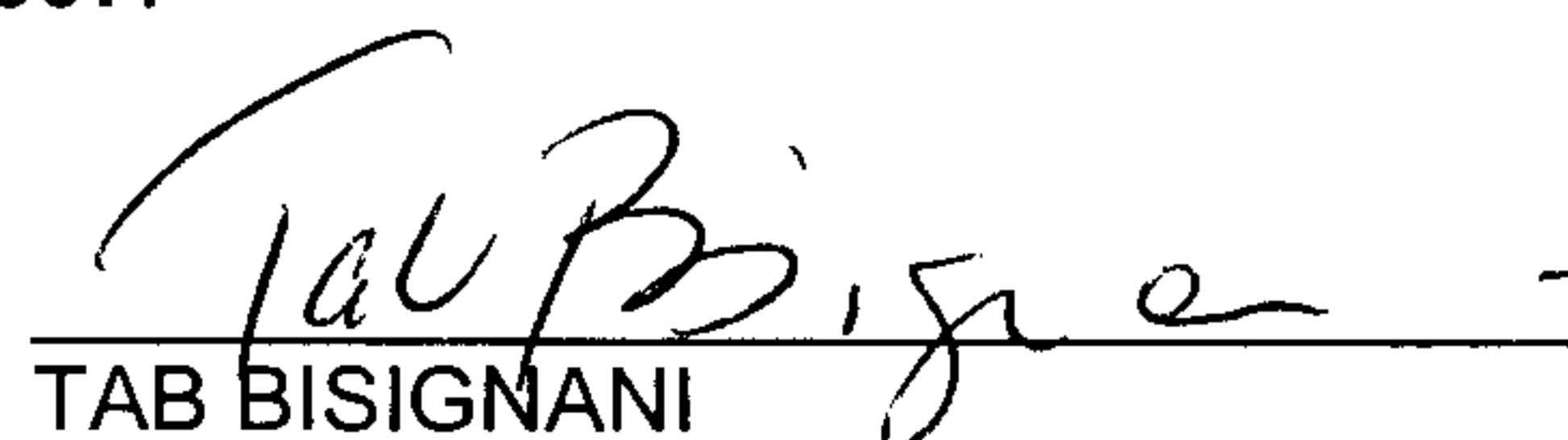
 (Seal)
Sandy Hill

STATE OF ALABAMA}

COUNTY OF SHELBY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rutherford Hill and wife, Sandy Hill, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of August, 2007.


TAB BISIGNANI

My Commission Expires: _____

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 3, 2010**