



20090629000248700 1/2 \$564.00  
Shelby Cnty Judge of Probate, AL  
06/29/2009 10:32:27 AM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 06/29/2009

State of Alabama

Deed Tax : \$550.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$550,000.00** to the undersigned Grantor(s), **Ty Cameron Harrington and Michelle Lagle Harrington, husband and wife**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Michael E. Stephens** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

***Lot 25, according to the final plat of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.***

**Address of Property: 5600 Double Oak Lane  
Birmingham, Alabama 35242**

Subject to the following:

1. Taxes for the year 2009 and subsequent years.
2. Easement on the northeast property line, 40 foot building setback line, and matters of survey as shown on the recorded map or plat of Mountain Crest Estates as recorded in Map Book 32, Page 76.
3. Restrictions and covenants in Instrument # 20040105000006420.
4. Right of way to Alabama Power Company as recorded in Volume 84, Page 224 and Instrument # 2004-26.
5. Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Instrument # 20040102000000260.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 23rd day of June, 2009.

By:

  
Ty Cameron Harrington, Grantor

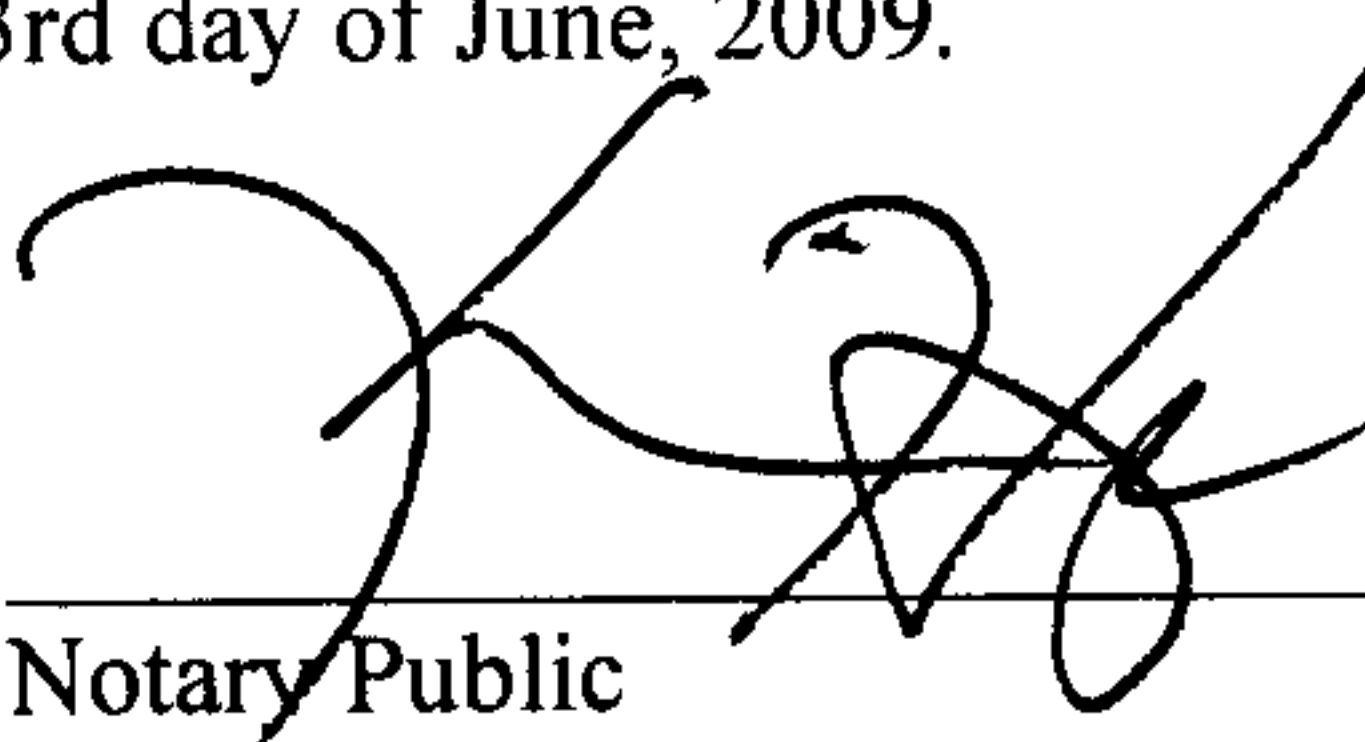
  
Michelle Lagle Harrington, Grantor

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**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ty Cameron Harrington and Michelle Lagle Harrington, whose names are signed to the foregoing conveyance, and who are known to me, 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.

Given under my hand and official seal this 23rd day of June, 2009.

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

Commission Expires: \_\_\_\_\_



**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
300 Vestavia Parkway, Ste 3450  
Birmingham, AL 35216  
205-978-4650

**Send Tax Notices To:**  
Michael E. Stephens

3230 Cahaba Valley Road  
Indian Springs, AL 35124