

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Steven Michael
1016 Pilgrim Lane
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20100630000207140 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
06/30/2010 09:32:25 AM FILED/CERT

That in consideration of One Hundred Thirty Nine Thousand Nine Hundred dollars and Zero cents (\$139,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hartwood Homes, LLC BY: Shane MisKelley, As Managing Member(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven Michael (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$138,040.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of June, 2010.

_____	(SEAL)	By <u>Michael Shane Pitty Alan Hartwood Homes LLC</u> (SEAL)
_____	(SEAL)	Hartwood Homes, LLC
_____	(SEAL)	By: Shane MisKelley, As Managing Member
_____	(SEAL)	_____ (SEAL)
_____	(SEAL)	_____ (SEAL)
_____	(SEAL)	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Hartwood Homes, LLC By: Shane MisKelley, As Managing Member whose name is 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this. 29th day of June, 2010.

My Commission Expires: 10-16-12

Notary Public

Shelby County, AL 06/30/2010
State of Alabama
Deed Tax : \$2.00

