

Send Tax Notice to:  
John K. Harrington and Jennifer  
Harrington  
**21 Nolen St**  
**Birmingham, AL 35242**

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: BHM-25-12248

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED FORTY THOUSAND AND 00/100 (\$540,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**John W. LeGrand, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

**1515 Stillwater Cir, Tuscaloosa, AL 35406**

by **John K. Harrington and Jennifer Harrington (herein referred to as "Grantee," whether one or more),** whose mailing address is

**21 Nolen St, Birmingham, AL 35242**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **21 Nolen Street, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

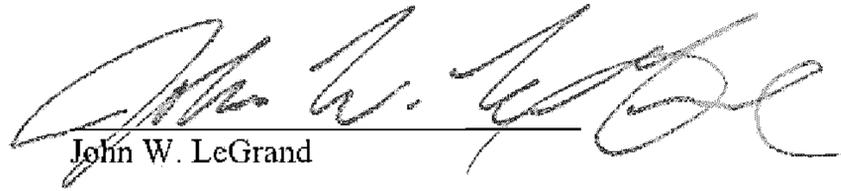
**\$275,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**John W. LeGrand is the surviving grantee of that certain deed recorded in Inst. #20220607000228590; the other grantee Janet LeGrand having died on or about March 12, 2024.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

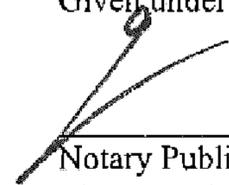
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of December, 2025.

  
John W. LeGrand

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John W. LeGrand whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 16-30, Block 16, according to the Survey of Mt. Laurel - Phase III, as recorded in Map Book 34, Page 137, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/22/2025 01:55:34 PM**  
**\$293.00 JOANN**  
**20251222000391240**

*Alvin S. Bayl*