20050913000473190 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/13/2005 09:04:42AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
133 Merimeadows Drive
Calera, Alabama 35040

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

# WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($127,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **THE LORRIN GROUP, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ANDREA DIGGINS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 75, according to the Survey of The Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 34, page 92, in the Probate Office of Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2)Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 20 foot minimum building setback line along Meriweather Drive, 15 foot easement along the rear of lot and 8 foot utility easement on the front of lot as shown by recorded map (b) Restrictive covenants as setforth in Instrument #20050207000060630 and in Map Book 34, page 92 (c) Restrictive covenants and grant of land easement to Alabama Power Company as setforth in Instrument #2001-9965 (d) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #2000-16364, in the Probate Office of Shelby County, Alabama (e) Release of damages as recorded in Instrument #2000-16364, as recorded in the Probate Office of Shelby County, Alabama (f) Permits to Alabama Power Company as setforth in Deed Book 111, page 482 and Deed Book 123, page 50 and in Deed Book 148, page 284 (g) Easement to City of Calera as setforth in Deed Book 349, page 429 (h) Right of way to Shelby County as setforth in Deed Book 132, page 164.

$127,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of The Lorrin Group, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 2ND day of September, 2005.

The Lorrin Group, LLC

By: _____ (SEAL)
John Bistritz
Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN BISTRITZ,** whose name as **Managing Member** of **The Lorrin Group, LLC**. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 2 day of September, 2005.

_____
**Notary Public**
My Commission Expires: 3/1/08

**(SEAL)**