20060524000246030 1/2 $15.00
Shelby Cnty Judge of Probate, AL
05/24/2006 11:46:03AM FILED/CERT

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

Send tax notice to:
1016 Meriweather Drive
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($125,400.00)** 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 **JING YUN CHEN, AN UNMARRIED PERSON AND ISAAC RODRIGUEZ BORREGO, AN UNMARRIED PERSON** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Final Plat of The Meadows at Meriweather, Phase 2, as recorded in Map Book 35, page 84, in the Probate Office of Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2006 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) Restrictions or Covenants recorded in Instrument 20041020000578770, in the Probate Office of Shelby County, Alabama; (b) Easements and Restrictions or Covenants recorded in Instrument 20040629000354890, in the Probate Office of Shelby County, Alabama; (c) Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 557, in the Probate Office of Shelby County, Alabama (d) Right of way to Shelby County, recorded in Deed Book 200, page 463, in the Probate Office of Shelby County, Alabama; (e) Declaration of Protective Covenants as recorded in Instrument 20050923000495990, in the Probate Office of Shelby County, Alabama.

$125,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 and that its successors and assigns shall warrant and defend the same to 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 19th day of May, 2006.

The Lorrin Group, LLC

By: 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 19th day of May, 2006.

Notary Public

(SEAL)

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008