


04-0948

SEND TAX NOTICE TO:JOHN MARTINEK
1023 NEWBURY LANE
BIRMINGHAM, ALABAMA 352452


20040818000463330 Pg 1/2 65.50
Shelby Cnty Judge of Probate,AL
08/18/2004 12:31:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$454,900.00 to the undersigned grantor, **THE LORRIN GROUP, LLC**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JOHN J. MARTINEK and JACQUELYN Y. MARTINEK, HUSBAND AND WIFE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$403,700.00 of the purchase price received above was paid from a first and second purchase money mortgage.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by DAVID W. COX, MANAGING MEMBER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August. 2004.

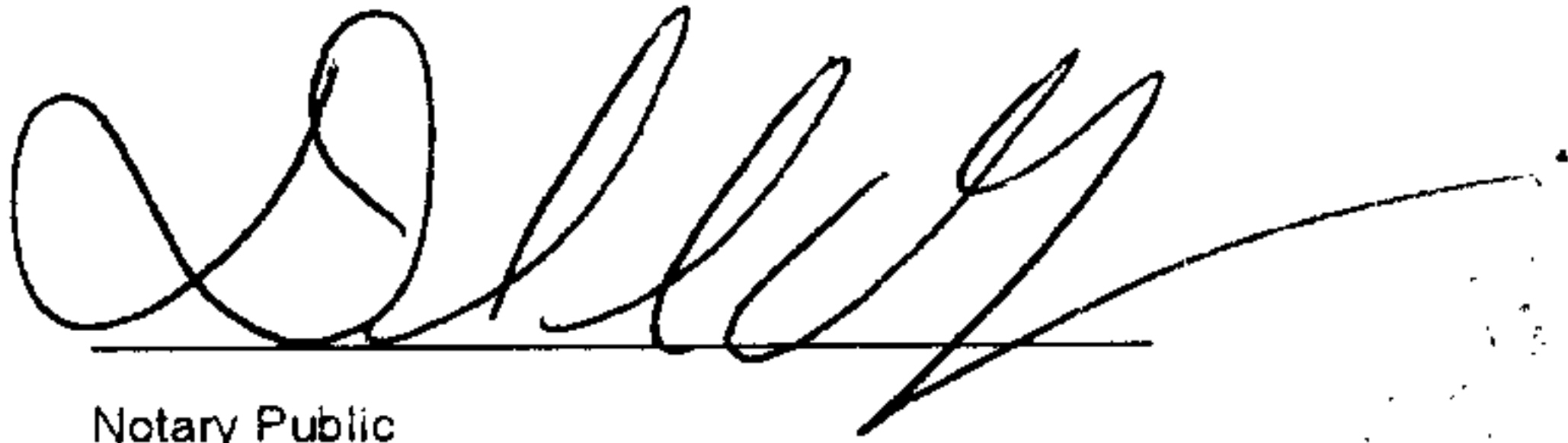
ATTEST:

THE LORRIN GROUP, LLC
BY:  MANAGING MEMBER
DAVID W. COX, MANAGING MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **DAVID W. COX** whose name as MANAGING MEMBER of THE LORRIN GROUP, LLC, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said coporation.

Given under my hand the 16th day of August, 2004.


Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

EXHIBIT "A"

20040818000463330 Pg 2/2 65.50
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**Lot 1027, according to the Survey of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 page 27 in the Probate Office of Shelby County, Alabama.; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.**

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. #1996-17543 and Inst. #1999-31095, and Supplemental Covenants as set out in Inst. #1999-43196 in the Probate Office of Shelby County, Alabama for Highland Lakes, a Residential Subdivision, 10th Sector, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").