

20041110000819650 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/10/2004 12:56:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR., ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
Timothy M. Mittelstadt
Rebecca L. Mittelstadt

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 (\$151,700.00)**-----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

THE LORRIN GROUP, LLC, an Alabama Limited Liability Company,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

TIMOTHY M. MITTELSTADT AND REBECCA L. MITTELSTADT,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY COUNTY, Alabama** to-wit:

LOT 22, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

A PURCHASE MONEY IN THE AMOUNT OF \$151,700.00 IS BEING SIGNED AND RECORDED SIMULTANEOUSLY HEREWITH.

**ADDRESS: 186 GARDENSIDE DR., MAYLENE ALABAMA 35114
PARCEL ID NUMBER: 23-5-21-0-006-022.000**

To Have and To Hold unto the said Grantees **TIMOTHY M. MITTELSTADT AND REBECCA L. MITTELSTADT**, as joint tenants, with right of survivorship their heirs and assignees, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of NOVEMBER, 2004.

WITNESS

THE LORRIN GROUP, LLC

BY: [Signature]

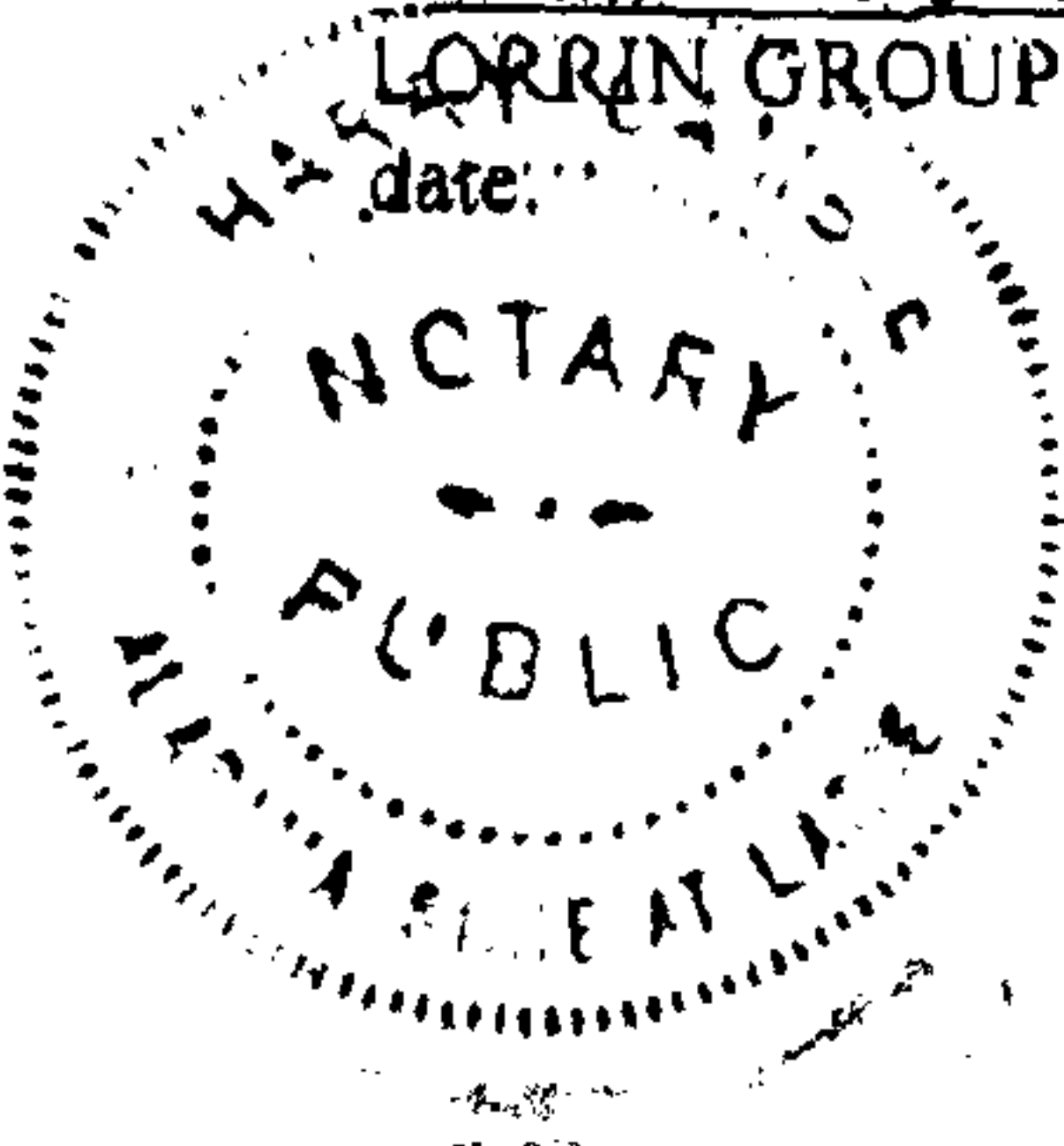
Printed Name: JOHN J. BISTRITZ

Title: MEMBER

STATE OF ALABAMA)
Shelby COUNTY)

CORPORATE ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John J. Bistriz as member of THE LORRIN GROUP, LLC, whose name(s), is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, John J. Bistriz as member of THE LORRIN GROUP, LLC, executed the same, voluntarily and with full authority, on the day the same bears date: 11/10/04



NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES 11/10/08