

This instrument was prepared by:
HARRY W. GAMBLE
4290 Hwy 52, Suite G
Helena, Alabama 35080

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

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$112,525.00)** 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 GOUP, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **AMY B. DEAN** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, in the Meadows at Meriweather, Phase 1, as recorded in Map Book 33, Page 69, in the Probate Office of Shelby County, Alabama.

SUBJECT TO easements, reservations, restrictions and covenants, set back lines and rights of way, if any, of record.

\$90,020.00 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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of December, 2004.

The Lorrin Group, LLC

By:


John Joseph Bistriz
Its Member

(SEAL)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN JOSEPH BISTRITZ**, whose name as **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 8th day of December, 2004.


Notary Public

My Commission Expires: 3/1/08