20050404000153260 1/2 $14.50
Shelby Cnty Judge of Probate,AL
04/04/2005 01:26:09PM FILED/CERT

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

Send tax notice to:
182 Gardenside Drive
Alabaster, Alabama 35007

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax:$.50

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

# WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($133,900.00)** 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 **KEISHA S. DENNIS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, 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:

1) Taxes and assessments for the year 2005, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2) Building line(s), as shown by recorded map.
3) Easement(s) as shown by recorded map.
4) Mineral and mining rights and rights incident thereto recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama.
5) Declaration of Protective Covenants recorded in Instrument 1995-5892, First Amendment to Declaration of Protective Covenants recorded in Instrument 1995-28543 and Supplemental Declaration of Protective Covenants recorded in Instrument 1999-38603 in the Probate Office of Shelby County, Alabama.
6) Release of Damages as recorded in Instrument 20040616000325730 and Instrument 20040811000451450, in the Probate Office of Shelby County, Alabama.
7) Articles of Incorporation of Grande View Homeowners Association, recorded in Instrument 1995-5890 and By-laws recorded in Instrument 1995-5891, in the Probate Office of Shelby County, Alabama.
8) Decree of Condemnation Case No. 28-197, Alabama Water and Gas vs. Kimberly-Clark Corporation as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County.
9) Rights of way granted to Alabama Power Company recorded in Deed Volume 138, Page 170 and Instrument 20040206000061880, in the Probate Office of Shelby County, Alabama.

$133,800.00 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 30th day of March, 2005.

The Lorrin Group, LLC

By: _____ (SEAL)
David Cox
Its: Member

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **DAVID COX,** 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 30th day of March, 2005.

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

**(SEAL)**