20050425000196200 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/25/2005 12:52:28PM FILED/CERT

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

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

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($135,400.00)** 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 **WILLIAM C. HOWELL AND ALYSSA T. HOWELL** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23, 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 or assessments for the year 2005 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)Building line as shown by recorded map(b)Easements as shown by recorded map(c)Mineral and mining rights and rights incident thereto recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama (d)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 (e)Release of Damages as recorded in Instrument 20040616000325730 and Instrument 20040811000451450, in the Probate Office of Shelby County, Alabama.

$135,400.00 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 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 21st day of April, 2005.

The Lorrin Group, LLC

By: John J. Bistritz
Its: Managing 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 **John J. 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 21st day of April, 2005.

Notary Public
My Commission Expires: 3/1/08

(SEAL)