

This instrument was prepared by: HARRY W. GAMBLE 105 Owens Parkway, Suite B Birmingham, Alabama 35244

Send tax notice to: 104 Merimeadows Drive Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$125,750.00) 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 GREGORY WESTERKAMP AND GISELA WESTERKAMP (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of The Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 33, Page 69, 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 now owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 20' building line from Merimeadows Drive (b) 8' Utility easement on front property line (c) 15' easement on rear property line (d) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20040610000314710 and Map Book 33, page 69, in the Probate Office of Shelby County, Alabama (e) Restrictions with Alabama Power Company and underground utilities as recorded in Instrument No. 20040629000354890 and Instrument No. 20040910000506050 (f) Permit to Alabama Power Company as recorded in Instrument No. 2001-9964 and Deed Book 148, page 284.

\$125,750.00 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.

20050610000286660 2/2 \$15.00 Shelby Cnty Judge of Probate,AL 06/10/2005 01:55:59PM FILED/CERT

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this ____ day of June, 2005.

The Lorrin Group, LLC

Managing Member

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 _____ day of June, 2005.

(SEAL)

Notary Public

My Commission Expires: ______/