20050816000421680 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/16/2005 01:19:37PM FILED/CERT

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

Send tax notice to:
217 Country Club Park
PMB 433
Birmingham, Alabama 35213

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED THIRTY SEVEN THOUSAND AND N0/100 DOLLARS ($337,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **PETRA LAND CO., INC.** (herein referred to as grantor), grant, bargain, sell and convey unto **THE LORRIN GROUP, LLC** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 32, 33, 35, 36, 37, 38, 41, 42, 43, 44, 45, 46, 70, 71 and 72, according to the Final Plat of The Meadows at Meriweather, Phase 2, as recorded in Map Book 35, page 84, 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) Restrictions or Covenants recorded in Instrument 20041020000578770, in the Probate Office of Shelby County, Alabama (b) Easements and Restrictions or Covenants recorded in Instrument 20040629000354890, in the Probate Office of Shelby County, Alabama (c) Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 557, in the Probate Office of Shelby County, Alabama (d) Right of way to Shelby County, recorded in Deed Book 200, page 463, in the Probate Office of Shelby County, Alabama (e) Restrictions appearing of record in Instrument 20050207000060630, in the Probate Office of Shelby County, Alabama.

$337,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantee, its successors and assigns forever.

The grantor covenants and agrees with the grantee 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 Incorporation and Bylaws of Petra Land Company, Inc., 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 grantee, its successors 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 12th day of August, 2005.

Petra Land Co., Inc.

By: _____
Christian L. Reid
Its: Secretary

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STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **Christian L. Reid** whose name as **Secretary** of **Petra Land Company, Inc**. 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 this conveyance, as such officer and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2005.

Notary Public
My Commission Expires: 3/6/08