



20050923000497920 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
09/23/2005 03:36:55PM FILED/CERT

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

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

Shelby County, AL 09/23/2005
State of Alabama

Deed Tax: \$14.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY TWO THOUSAND ONE HUNDRED EIGHTY FIVE AND NO/100 DOLLARS (\$142,185.00)** 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 **JULIA C. HAYES** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, 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; being situated in 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) Easements as shown by recorded plat, including 15 feet along the Southerly side of the land (b) Declaration of Protective Covenants recorded in Inst. No. 1995-5892, 1st Amendment recorded in Inst. No. 1995-28543; Supplementary Declaration of Protective Covenants recorded in Inst. No. 1995-28544, Supplementary Declaration of Protective Covenants recorded in Inst. No. 1996-0339, Supplementary Declaration of Protective Covenant recorded in Inst. No. 1996-26258, Supplementary Declaration of Protective Covenant recorded in Inst. No. 1996-29192 amended by Inst. No. 1996-37928 and Supplementary Declaration of Protective Covenant recorded in Inst. No. 1996-37929, Supplementary Declaration of Protective Covenant recorded in Inst. No. 1999-38603, Supplementary Declaration of Protective Covenant recorded in Inst. No. 2000-4501, Supplementary Declaration of Protective Covenant recorded in Inst. No. 2000-1048, Supplementary Declaration of Protective Covenant recorded in Inst. No. 20031029000722160, Supplementary Declaration of Protective Covenant recorded in Inst. No. 20040223000092860, in the Probate Office (c) Articles of Incorporation of Grande View Homeowners Association, recorded in Inst. No. 1995-5890 and By-Laws thereto, recorded as Inst. No. 1995-5891 in the Probate Office (d) Mineral and mining rights and rights incident thereto, Release of Damages, recorded in Inst. No. 1999-45091 and Inst. No. 1999-39816 in the Probate Office (e) Rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster, Francis M. Randall and Harriett Randall as referred to in that certain deed recorded in Inst. No. 1994-26505 in the Probate Office (f) Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Volume 138 page 170 in the Probate Office (g) Mineral and mining rights and rights incident thereto recorded in Deed Book 5 page 355, Deed Book 4 page 422 and Deed Book 48 page 427 in the Probate Office (h) Release(s) of damages as set out instrument(s) recorded in Inst. No. 20050624000314690 in the Probate Office (i) Restrictions, limitations, conditions and other provisions as set out in Map Book 26 Page 16 in the Probate Office.

\$127,966.00 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 21 day of September, 2005.

The Lorrin Group, LLC

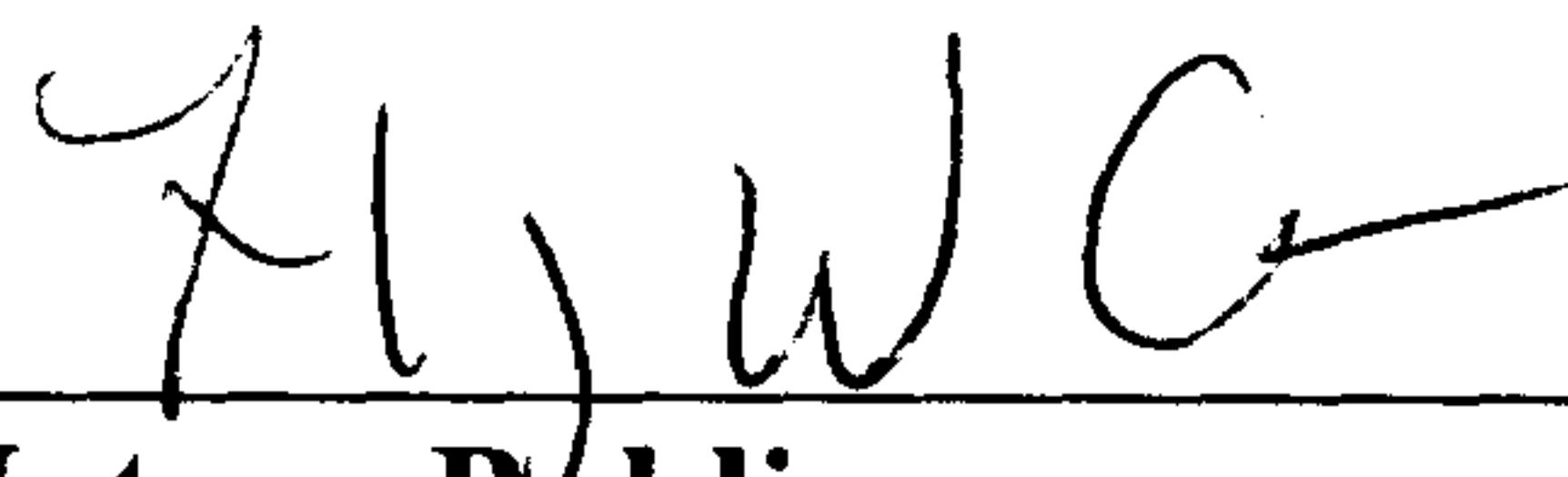
By:  (SEAL)
John Bistriz
Its: **Managing Member**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN 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 September, 2005.

(SEAL)



Notary Public
My Commission Expires: 3/1/08