20051109000587110 1/2 \$20.50 Shelby Cnty Judge of Probate, AL 11/09/2005 12:52:28PM FILED/CERT

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

Send tax notice to:

979 Meriweather Drive Calera, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY Shelby County, AL 11/09/2005 State of Alabama

Deed Tax: \$6.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$122,750.00)** 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 **ALLEN W. MCCLURE AND ESTHER V. MCCLURE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of The Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 34, Page 92, in the Probate Office of Shelby County, Alabama.

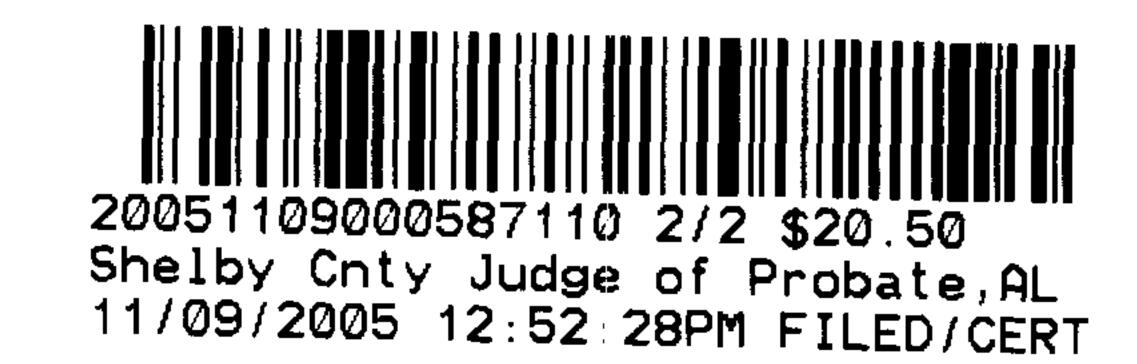
Subject to:

(1) Taxes or assessments for the year 2006 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) 20' building restriction line, 8 foot easement and 20 foot easement as shown on recorded plat (b) Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 20050207000060630; Inst. No. 20041020000578770; Inst. No. 20040629000354890 and on recorded plat, in the Probate Office of Shelby County, Alabama (c) Easement to City of Calera as recorded in Deed Book 349 at page 429, in the Probate Office of Shelby County, Alabama (d) Right of way to Shelby County as recorded in Deed Book 200 at page 463, in the Office of the Judge of Probate of Shelby County, Alabama (e) Restrictive covenants and grant of land easement to Alabama Power Co. in Inst. No. 2001-9965 (f) Permits granted to Alabama Power Co. in Deed Book 111, Page 482; Deed Book 123, Page 50; Deed Book 101, Page 557 and Deed Book 148 at page 284 (g) Release of damages as recorded in Inst. No. 2000-16364, as recorded in the Probate Office of Shelby County, Alabama.

\$116,612.00 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.



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

The Lorrin Group, LLC

John Bistritz

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**, **LL.C.**, 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 November, 2005.

(SEAL)

Notary Public
My Commission Expires: 3//08