20051202000623870 1/2 $20.00
Shelby Cnty Judge of Probate, AL
12/02/2005 09:52:45AM FILED/CERT

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

Send tax notice to:
991 Merriweather Dr
Calera, AL 35040

Shelby County, AL 12/02/2005
State of Alabama

Deed Tax:$6.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETEEN THOUSAND SEVEN HUNDRED EIGHTY NINE AND NO/100 DOLLARS ($119,789.00)** 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 **JASON H. FORRESTER** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 33, 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 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' minimum building line along Meriweather Drive; (b) 20' easement along rear of said property; (c) All easements, restrictions, covenants and rights of way of record, including but not limited to Restrictions or Covenants recorded in Instrument 20041020000578770 and Instrument 20050923000495990, in the Probate Office of Shelby County, Alabama; (d) Easements and restrictions as recorded in Instrument No. 20040629000354890, Probate Office of Shelby County, Alabama; (e) Transmission line permit to Alabama Power Company as recorded in Deed Book 101, page 557, Probate Office of Shelby County, Alabama; (f) Right of way to Shelby County as recorded in Deed Book 200, page 463, in the Office of the Judge of Probate of Shelby County, Alabama; (g) Restrictions appearing of record in Instrument No. 20050207000060630, Probate Office of Shelby County, Alabama; (h) Easements to Alabama Power Company as shown in Instrument No. 20040910000506050; Instrument No. 20040910000506040; Instrument No. 20040629000354890 and Instrument No. 2001-9964.

$113,799.00 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.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of November, 2005.

The Lorrin Group, LLC

By: _____ MEMBER **(SEAL)**
John Bistritz
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 28th day of November, 2005.

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008
(SEAL)

_____
Notary Public