



20060103000002310 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/03/2006 01:24:28PM FILED/CERT

MAIL TAX NOTICE TO:
James C. Fuller

983 Meriweather Drive
Calera, AL 35040
05-229

THIS INSTRUMENT PREPARED BY:
Joseph C. Kreps
Law Office of Joseph C. Kreps, LLC
1932 Laurel Road, Suite 1-E
Birmingham, Alabama 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY SIX THOUSAND AND NO/100 Dollars (\$126,000.00) to the undersigned Grantor

THE LORRIN GROUP, LLC

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

JAMES C. FULLER

(herein referred to as Grantee whether one or more), situated in SHELBY County, Alabama, to-wit:

LOT 31, ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER PHASE 1, SECOND ADDITION, AS RECORDED IN MAP BOOK 34, PAGE 92, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$100,800.00 and \$25,200.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

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THE LORRIN GROUP, LLC

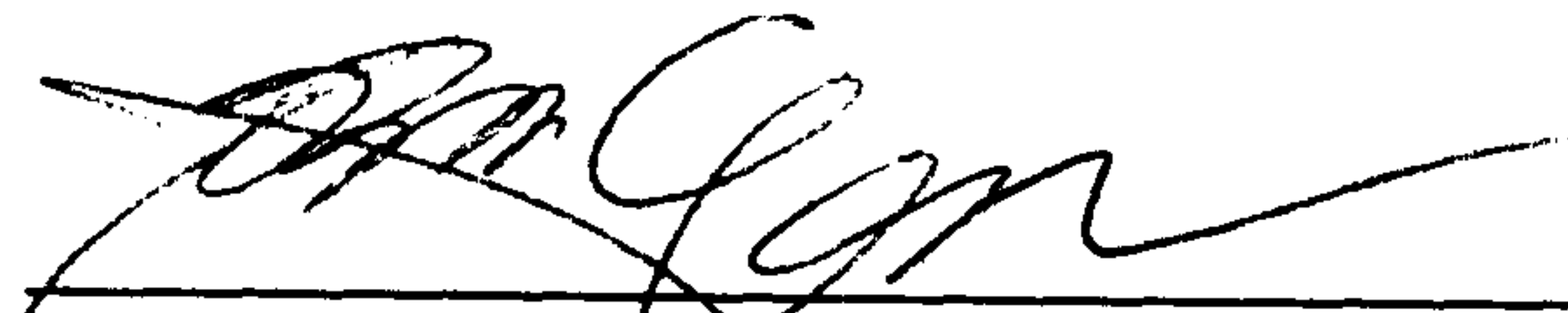
By: 
John J. Bistriz

Its: MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **JOHN J. BISTRITZ**, whose name as Member of **THE LORRIN GROUP, LLC**, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such President, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 19th day of December, 2005.



Notary Public

My commission expires: 3-1-07