20060206000061260 1/1 $12.00
Shelby Cnty Judge of Probate,AL
02/06/2006 04:09:52PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Angus S. Henderson
Ebba H. Henderson
157 Cliff Road
Sterrett, AL 35147

STATE OF ALABAMA)
: **CORRECTIVE JOINT SURVIVORSHIP WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and No/100 ($10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **THE LORRIN GROUP, LLC, an Alabama Limited Liability Company,** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **ANGUS S. HENDERSON** and wife, **EBBA H. HENDERSON** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 621, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

This deed is given to correct the manner of execution and notary acknowledgment in that certain deed recorded in Instrument #20031009000681190, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants with right of survivorship, heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee, and if none does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND SAID GRANTORS, for said GRANTORS, its successors and assigns, covenants with said GRANTEES, their heirs, administrators, executors, successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors and assigns, shall, warrant and defend the same to said GRANTEES, their heirs, administrators, executors, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, through its duly authorized member, has hereunto set its hands and seals this the 23 day of January, **2006**

THE LORRIN GROUP, LLC

BY: _____
John J. Bistritz, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John J. Bistritz whose name as Member of The LORRIN GROUP, LLC, an Alabama Limited Liability Company, is signed to the foregoing warranty deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such member and with full authority, executed the same for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, **2006**.

_____
NOTARY PUBLIC
My Commission Expires: 6-5-2007