20060322000134890 1/2 $48.50
Shelby Cnty Judge of Probate,AL
03/22/2006 01:53:33PM FILED/CERT

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

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

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND FOUR HUNDRED EIGHTY FIVE AND NO/100 DOLLARS ($137,485.00)** 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 **MELISSA U. OWENS AND JESSICA F. MCCALL-HEADRICK** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38 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.

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) Declaration of Protective Covenants as recorded in 1995-5892, 1st Amendment recorded in Instrument 1995-28543, Supplementary Declaration of Protective Covenants recorded in Instrument 1995-28544, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-0339, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-26258, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-29192, amended by Instrument 1996-37928 and Supplementary Declaration of Protective Covenants recorded in Instrument 1996-37929, Supplementary Declaration of Protective Covenants recorded in Instrument 1999-38603, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-4501, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-1048, Supplementary Declaration of Protective Covenants recorded in Instrument 20031029000722160, Supplementary Declaration of Protective Covenants recorded in Instrument 20040223000092860, in the Probate Office of Shelby County, Alabama; (b) Articles of Incorporation of Grande View Homeowners Association, recorded in Instrument 1995-5890 and By Laws recorded in Instrument 1995-5891, in the Probate Office of Shelby County, Alabama; (c) Mineral and mining rights and rights incident thereto, Release of Damages, recorded in Instrument 1999/45091, Instrument 2000/4429, and Instrument 20051128000613900, in the Probate Office of Shelby County, Alabama; (d) Rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster and Francis M. Randall and Harriett Randall as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama; (e) Right of way granted to Alabama Power Company recorded in Deed Volume 138, page 170, in the Probate Office of Shelby County, Alabama; (f) Mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 355; Deed Book 4, page 442 and Deed Book 48, page 427, in the Probate Office of Shelby County, Alabama; (g) Easements, as shown by recorded map.

$103,007.00 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

Shelby County, AL 03/22/2006
State of Alabama

Deed Tax:$34.50

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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 and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

20th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of March, 2006.

**The Lorrin Group, LLC**

**By: 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 20 day of March, 2006.

**Notary Public**

**(SEAL)**

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