



20060511000223950 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/11/2006 03:27:29PM FILED/CERT

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

Send tax notice to:  
971 Meriweather Drive  
Calera, Alabama 35040

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00)** 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 **ELAINE M. SMITH** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of The Meadow 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) Restrictions appearing of record in Instrument 20041020000578770 and in Instrument 20050207000060630, in the Probate Office of Shelby County, Alabama;
  - (b) Easements and Restrictions or Covenants appearing of record in Instrument 20040629000354890, in the Probate Office of Shelby County, Alabama;
  - (c) Transmission line permit to Alabama Power Company, recorded in Deed book 101, page 557, in the Probate Office of Shelby County, Alabama;
  - (d) Right of way to Shelby County, recorded in Deed Book 200, page 463, in the Probate Office of Shelby County, Alabama

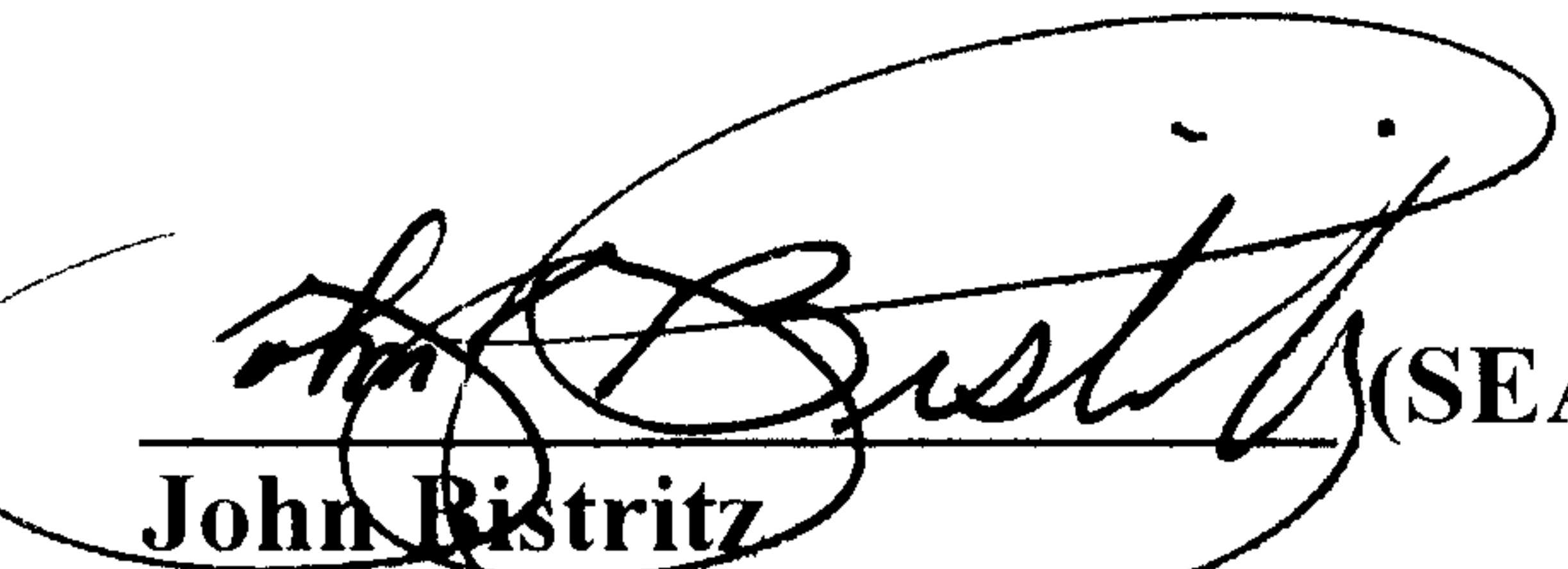
\$130,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 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.

3<sup>rd</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of May, 2006.

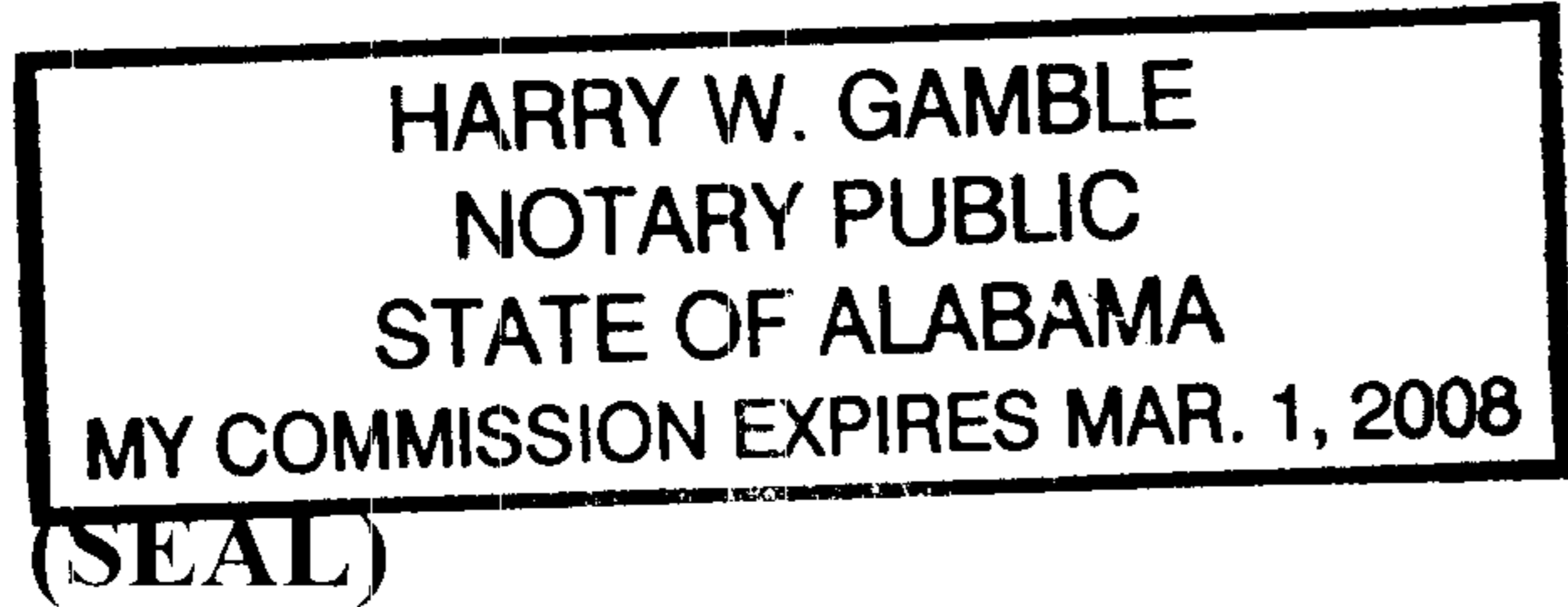
**The Lorrin Group, LLC**

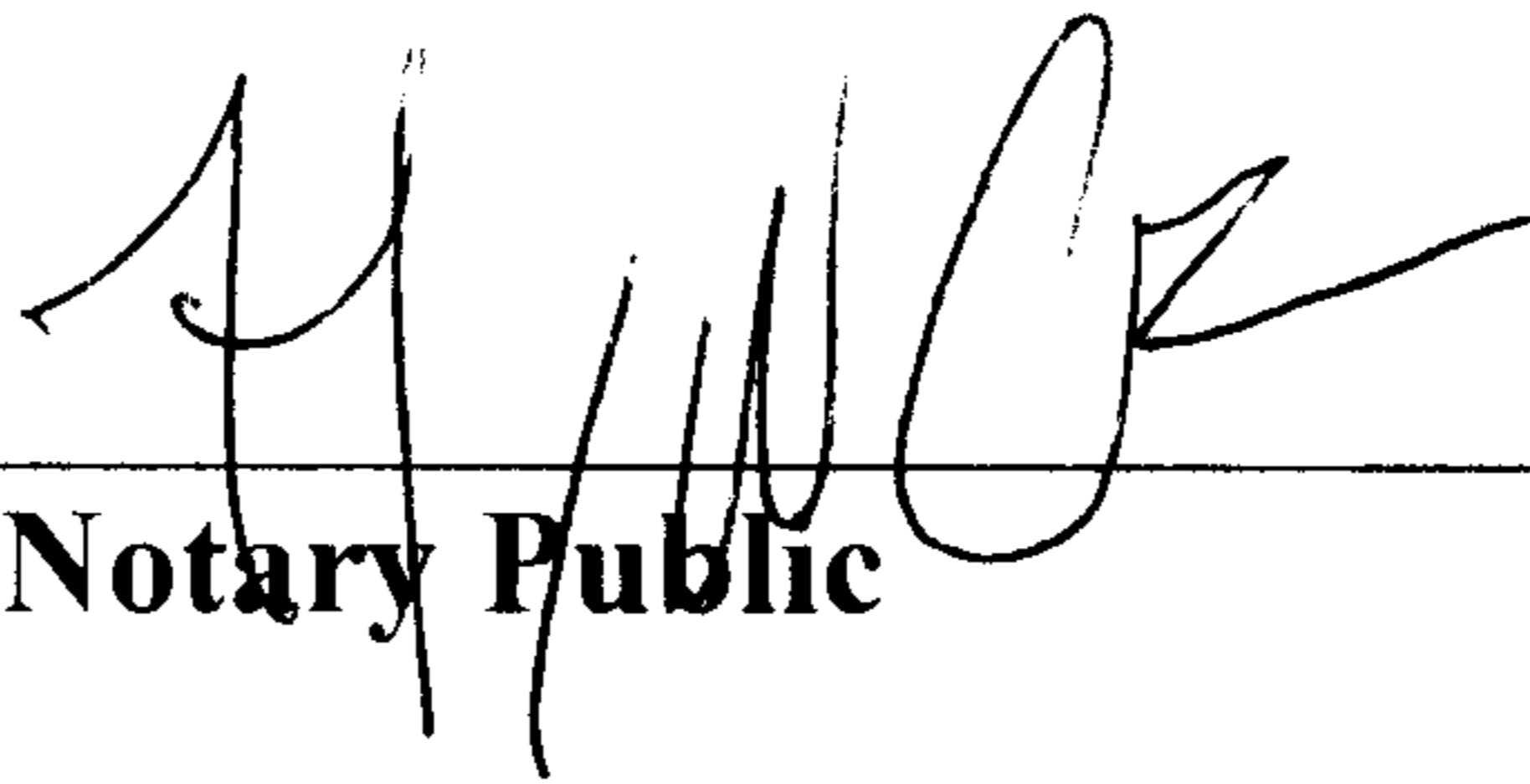
By:  (SEAL)  
**John Bistriz**  
Its: **Managing Member**

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 3<sup>rd</sup> day of May, 2006.



  
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Notary Public