20060623000302400 1/2 $40.50
Shelby Cnty Judge of Probate, AL
06/23/2006 10:54:21AM FILED/CERT

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

Send tax notice to:
943 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 TWENTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($126,250.00)** 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 **LINDSAY BOYD PAYNE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Final Plat of The Meadows at Meriweather, Phase 3, as recorded in Map Book 36, page 19, 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) Restrictive Covenants with Grant of Land Use recorded in Instrument 20040629000354890, in the Probate Office of Shelby County, Alabama; (b) Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 557, in the Probate Office of Shelby County, Alabama; (c) Right of way to Shelby County, recorded in Deed Book 200, page 463, in the Probate Office of Shelby County, Alabama; (d) Restrictions appearing of record in Instrument 20050207000060630, in the Probate Office of Shelby County, Alabama; (e) Declaration of Protective Covenants as recorded in Instrument 20051215000648000, in the Probate Office of Shelby County, Alabama.

$100,000.00 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.

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

Shelby County, AL 06/23/2006
State of Alabama

Deed Tax:$26.50

The Lorrin Group, LLC

By: _____ **(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 20th day of June, 2006.

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

Notary Public

(SEAL)

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