20061013000509790 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 10/13/2006 03:52:07PM FILED/CERT

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

Send tax notice to: 126 Sunflower Place Alabaster, Alabama 35007

## STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS** (\$137,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **THE LORRIN GROUP**, **LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **RENAE D. LILLY** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 85, 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.

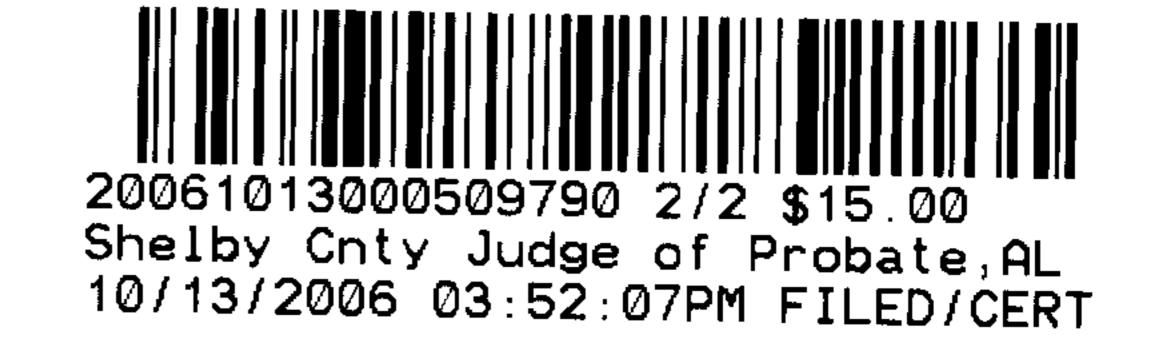
## Subject to:

(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 recorded in Instrument 1995-5892; 1<sup>st</sup> 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; 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 and 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 Bylaws recorded in Instrument 1999-5891, in the Probate Office of Shelby County, Alabama; (c) Mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 1999-45091 and Instrument 1999-39816, in the Probate Office of Shelby County, Alabama; (d) Rights, easements, restrictions or covenants granted 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 by instrument 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 422 and Deed Book 48, page 427, in the Probate Office of Shelby County, Alabama.

\$137,900.00 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 day of October, 2006.

The Lorrin Group, LLC

By: 4m/Lat/SEAL

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 \_\_\_\_\_ day of October, 2006.

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

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Notary Public

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