20070302000094710 1/2 $33.00
Shelby Cnty Judge of Probate,AL
03/02/2007 10:38:37AM FILED/CERT

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

Send tax notice to:
911 Meriweather Drive
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($125,900.00)** 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 **TOMEKA RICHBURG AND CORNELIA PERNELL, SR.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of 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 2007 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) Transmission Line Permit, recorded in Deed Book 101, page 557, in the Probate Office of Shelby County, Alabama. (b) Right of way to Shelby County, recorded in Deed Book 200, page 463, in the Probate Office of Shelby County, Alabama. (c) Restrictions and Grant of Land Easement regarding Alabama Power Company, recorded in Instrument 20040910000506040 in the Probate Office of Shelby County, Alabama. (d) Declaration of Protective Covenants for the Meadows at Meriweather, Phase 2, recorded in Instrument 20050923000495990, in the Probate Office of Shelby County, Alabama. (e) Declaration of Protective Covenants for The Meadows at Meriweather, Phase 3, to be filed for record. (f) Restrictions appearing of record in Instrument 20051215000648000, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

$107,015.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created or severed 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 one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permitees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees

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acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

The grantor covenants and agrees 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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26 day of February, 2007.

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 26th day of February, 2007.

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

_____
Notary Public

Shelby County, AL 03/02/2007
State of Alabama

Deed Tax:$19.00