20070312000110470 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/12/2007 01:19:05PM FILED/CERT

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

Send tax notice to:
The Lorrin Group, LLC
1000 Providence Park, Suite 250
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

The date of this Deed is March 8, 2007.

Know All Men by These Presents: That in consideration of **TWO MILLION FIFTY TWO THOUSAND AND N0/100 DOLLARS ($2,052,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **KEYSTONE BUILDING COMPANY, INC.** (herein referred to as grantor), grant, bargain, sell and convey unto **THE LORRIN GROUP, LLC** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, and 72, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, page 105, 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) Easement to Alabama Power Company recorded in Real 220, page 521; Real 220, page 532 and Real 207, page 380, in the Probate Office of Shelby County, Alabama; (b) Mineral and mining rights and rights incident thereto recorded in Deed Book 28, page 581; Deed Book 235, page 552; Deed Book 121, page 294; Deed Book 327, page 553 and Deed Book 107, page 989, in the Probate Office of Shelby County, Alabama; (c) Reciprocal Easement Agreement recorded in Real 125, page 249 and Real 199, page 18, in the Probate Office of Shelby County, Alabama; (d) Declaration of Covenants, conditions and restrictions as recorded in Real 307, page 950 and 1st Supplement recorded in Instrument 1998-40199, in the Probate Office of Shelby County, Alabama; (e) Easement to Alabama Gas Company recorded in Real 170, page 59, in the Probate Office of Shelby County, Alabama; (f) Slope Easement recorded in Instrument 2001-2175 in the Probate Office of Shelby County, Alabama.

$2,052,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantee, its successors and assigns forever.

The grantor covenants and agrees with the grantee 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 Incorporation and Bylaws of Keystone Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantee, its successors and assigns, against the lawful claims and demands of all persons.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of March, 2007.

Keystone Building Company, Inc.

By: _____
Cory Mason
Its: **President**

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **Cory Mason,** whose name as **President** of **Keystone Building Company, Inc.** 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 this conveyance, as such officer and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2007.

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

_____
Notary Public