

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

Send tax notice to:  
167 Crest Drive  
Westover, AL 35185

**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 **THREE HUNDRED FIFTY FOUR THOUSAND NINTY SEVEN AND NO/100 DOLLARS (\$354,097.00)** 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), by and through its duly authorized agent and attorney in fact, David W. Cox, grant, bargain, sell and convey unto **DANNY A. BREWER AND MELISSA BREWER** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 15, according to the Survey of Carden Crest, as recorded in Map Book 35, page 64, 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) Restrictions regarding Alabama Power Company, recorded in Instrument 20050203000056340 in the Probate Office of Shelby County, Alabama. (b) Declaration of Protective Covenants as recorded in Instrument 20050708000343630, in the Probate Office of Shelby County, Alabama. (c) Rights, if any, existing in timber deed dated 01/07/2002 in favor of Thornton & Associates recorded in Instrument 2002/3180, in the Probate Office of Shelby County, Alabama.

\$314,250.00 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, permittees, 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 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.

6<sup>th</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of July, 2007.

**The Lorrin Group, LLC**

By:  (SEAL)

**David W. Cox**

Its: **Agent and Attorney in Fact**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **David W. Cox**, whose name as Authorized Agent 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 6<sup>th</sup> day of July, 2007.

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

  
**Notary Public**

Shelby County, AL 07/13/2007  
State of Alabama

Deed Tax: \$40.00