


SEND TAX NOTICE TO:
Christopher S. King and Tammy King
191 Lorrin Lane
Sterrett, Alabama 35147

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

809047


20081014000405320 1/2 \$193.50
Shelby Cnty Judge of Probate, AL
10/14/2008 01:12:21PM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **One Hundred Seventy Nine Thousand One Hundred Seventy Three Dollars and No/100 (\$179,173.00)**

To the undersigned grantor, **The Lorrin Group, LLC**, A limited liability company. (herein referred to as GRANTOR). in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Christopher S. King and wife, Tammy King** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 22 OF THE FINAL PLAT FOR THE VILLAGES OF WESTOVER SECTOR 1, ACCORDING TO MAP BOOK 39, PAGE 9A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Right of Way to Alabama Power Company as recorded in Instrument 20070517000229750.
5. 20' building line front as shown on recorded Map Book 39, Page 9 A&B.
6. 5' easement front as shown on recorded Map Book 39, Page 9 A&B.
7. 30' power easement rear as shown on recorded Map Book 39, Page 9 A&B.
8. Colonial Pipeline easement as shown on recorded Map Book 39, Page 9 A&B.
9. South easement line parallel to and 15'outh of southerly pipeline as field located as shown on recorded Map Book 39, Page 9 A&B.
10. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20080109000013350 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated 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. And said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/14/2008
State of Alabama

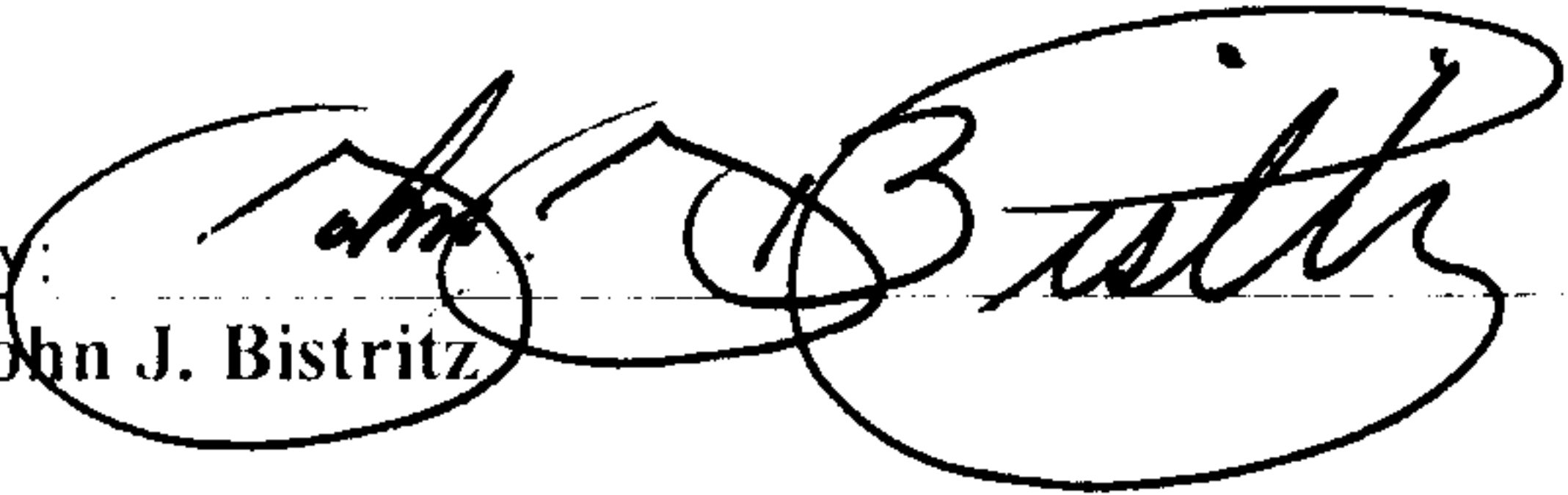
Deed Tax: \$179.50



CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Closers' Choice

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this September 24, 2008.

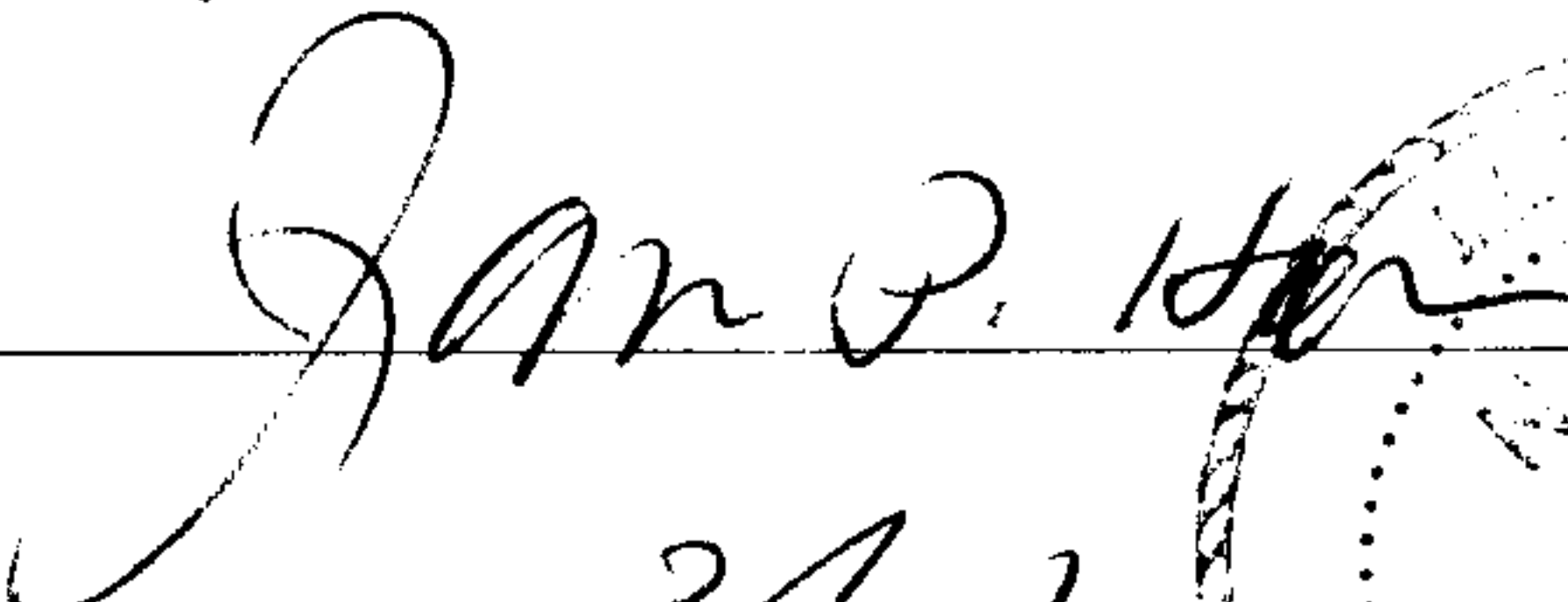
The Lorrin Group, LLC, By: John J. Bistritz, Member

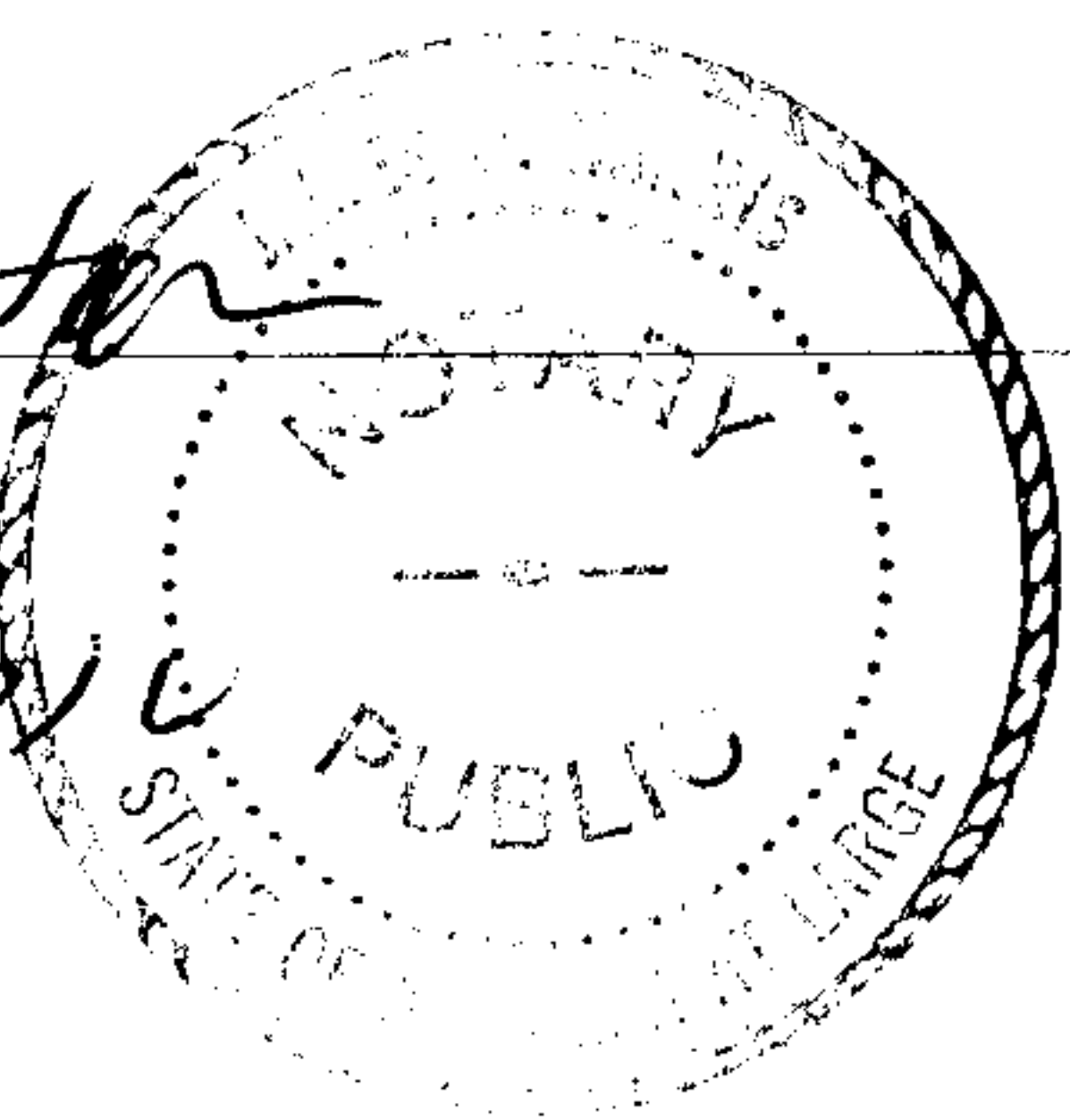
By: 
John J. Bistritz

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Bistritz whose name as Member, of The Lorrin Group, LLC, a limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this September 24, 2008


Notary Public.
(Seal)
My Commission Expires: 3/24/2010



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