


This instrument was prepared by:
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Birmingham, Alabama 35244

Send tax notice to:

137 Sharpe St.
Sterrett, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY


20100126000024950 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/26/2010 10:45:35 AM FILED/CERT

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$162,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantees 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 **JOSHUA M. BALINT AND KEISHA D. BALINT** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Final Plat of The Villages of Westover Sector 1, as recorded in Map Book 39, pages 9A & 9B, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2010 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 BellSouth, as recorded in Instrument 20061023000454770, in the Probate Office of Shelby County, Alabama. (b) Easement and Restrictions regarding Alabama Power Company, recorded in Instrument 20070517000229750 in the Probate Office of Shelby County, Alabama. (c) Covenants, Agreements and Release of Damages as recorded in Instrument 20070927000454700, in the Probate Office of Shelby County, Alabama. (d) Declaration of Protective Covenants recorded in Instrument 2008010900013350, in the Probate Office of Shelby County, Alabama. (e) Mineral and mining rights and rights incident thereto recorded in Instrument 20060329000146670 and Instrument 200603290001466820, in the Probate Office of Shelby County, Alabama. (f) Release of Damages, Mineral and mining rights and rights incident thereto, Conditions, Covenants, Restrictions recorded in Instrument 20070927000454770, in the Probate Office of Shelby County, Alabama.

\$162,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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.

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.

21st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of January, 2010.

The Lorrin Group, LLC

By:

John Bistriz (SEAL)

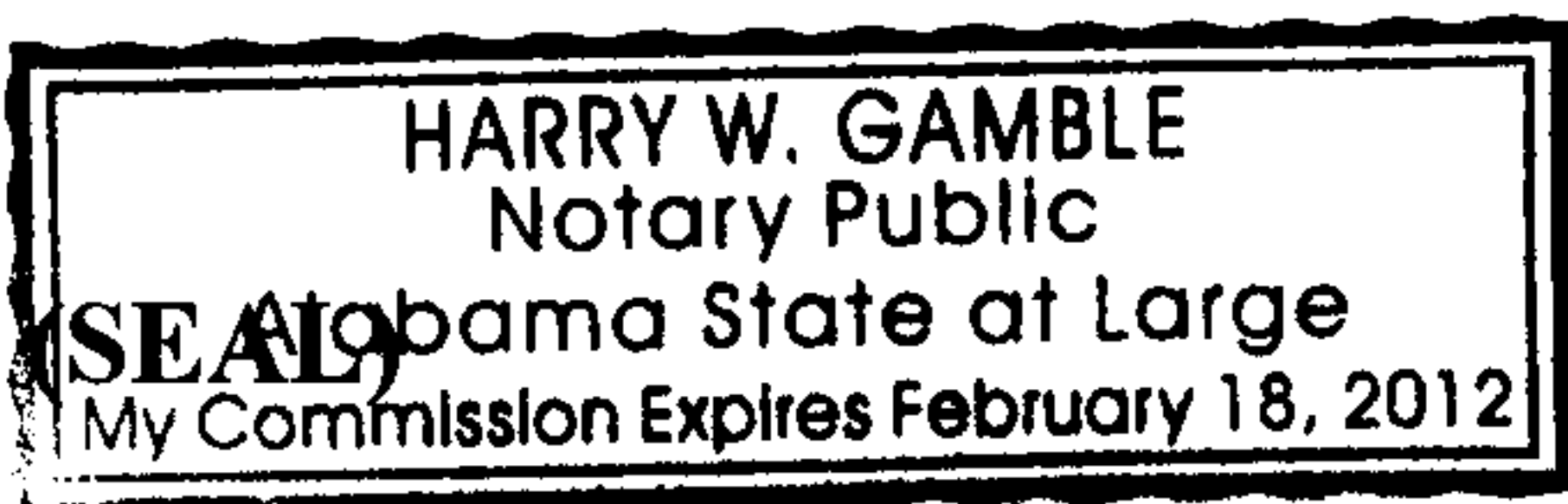
Its:

Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 21st day of January, 2010.



[Signature]
Notary Public

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