

Send Tax Notice To:  
Flagstone Builders, LLC  
1776 Independence Court  
Suite 203  
Birmingham, Alabama 35209

*This instrument was prepared by:*  
Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

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**Statutory Warranty Deed**

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**STATE OF ALABAMA     )**  
  
**COUNTY OF SHELBY     )**

**KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF Twenty Thousand and No/100 Dollars (\$20,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE LORRIN GROUP, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **FLAGSTONE BUILDERS, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:


LOT 27 of The Villages at Westover according to Map Book 39, Page 9A & 9B, as recorded in the Probate Office of Shelby County, Alabama.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF THE LORRIN GROUP, LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2011 and subsequent years;
2. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of the Villages at Westover, as recorded in Map Book 39, Pages 9A & 9B, in the Office of the Judge of Probate of Shelby County, Alabama and according to Map Book 41, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama;

Shelby County, AL 03/31/2011  
State of Alabama  
Deed Tax: \$20.00

  
20110331000101550 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/31/2011 04:08:45 PM FILED/CERT

3. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants for the Villages at Westover, A Residential Subdivision, as recorded in the Probate Office of Shelby County, Alabama in Instrument # 20061023000521080;
4. Right of Way granted to Alabama Power Company as set out in Instrument # 20070517000229750;
5. Title to all minerals within and underlying the premises, together with all 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; and
6. Any and all matters of record.

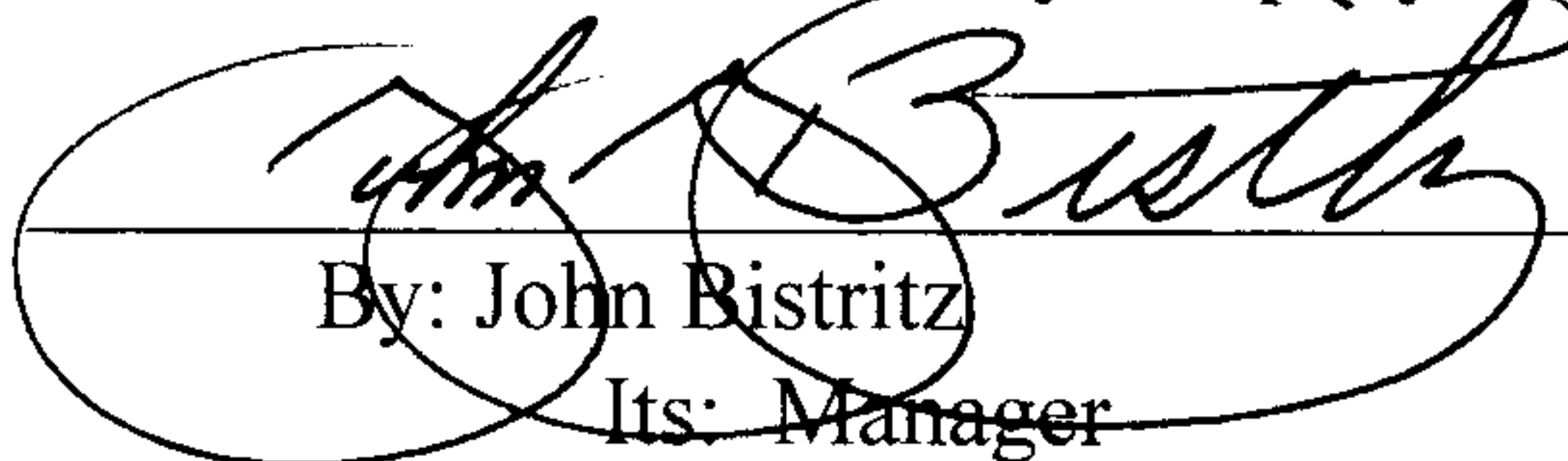
**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 31<sup>st</sup> day of March 2011.

**THE LORRIN GROUP, LLC,**  
an Alabama limited liability company.

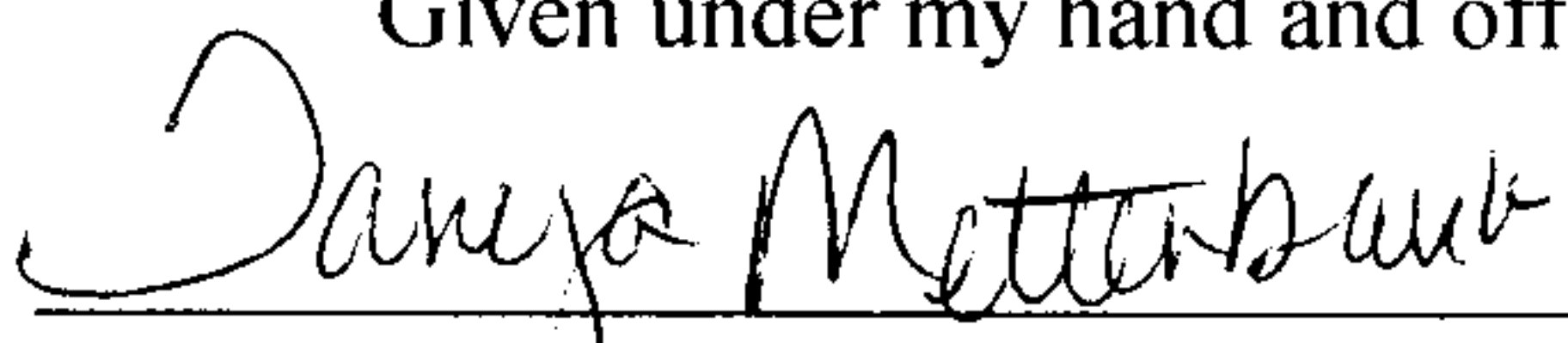
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By: John Bistriz  
Its: Manager

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN BISTRITZ, whose name as Manager of THE LORRIN GROUP, LLC, an Alabama 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, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2011.

  
NOTARY PUBLIC  
My commission expires: 1/30/12