

This instrument was prepared by:  
Gathel O. Runnels, Jr., Attorney at Law  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
4004 Eagle Ridge Ct.  
Birmingham, AL  
35242

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

**WARRANTY DEED**


Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY THREE THOUSAND EIGHT HUNDRED SIXTY AND NO/100 DOLLARS (\$193,860.00)** 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), grant, bargain, sell and convey unto **PARUL AAZAD VERMA** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 71, 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 2011 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 Protective Covenants, conditions and restrictions as recorded in Real 307, page 950 and 1<sup>st</sup> 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. (g) Declaration of Protective Covenants as recorded in Real 194, page 54 and Instrument 1993-26958, in the Probate Office of Shelby County, Alabama. (h) Sanitary Sewer Easement recorded in Real 194, page 1; Real 194, page 43 and Real 107, page 968, in the Probate Office of Shelby County, Alabama. (i) Agreement for electrical service recorded in Real 306, page 119, in the Probate Office of Shelby County, Alabama. (j) Restrictions or Covenants appearing of record in Instrument 20040512000249230, in the Probate Office of Shelby County, Alabama. (k) Declaration of Protective Covenants as recorded Instrument 20070417000177600, in the Probate Office of Shelby County, Alabama. (l) Easement for sanitary sewer line recorded in Instrument 2000-13110 in the Probate Office of Shelby County, Alabama. (m) Map Book 37, page 105 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

Shelby County, AL 05/09/2011  
State of Alabama  
Deed Tax: \$18.50

  
20110509000138350 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
05/09/2011 11:27:17 AM FILED/CERT

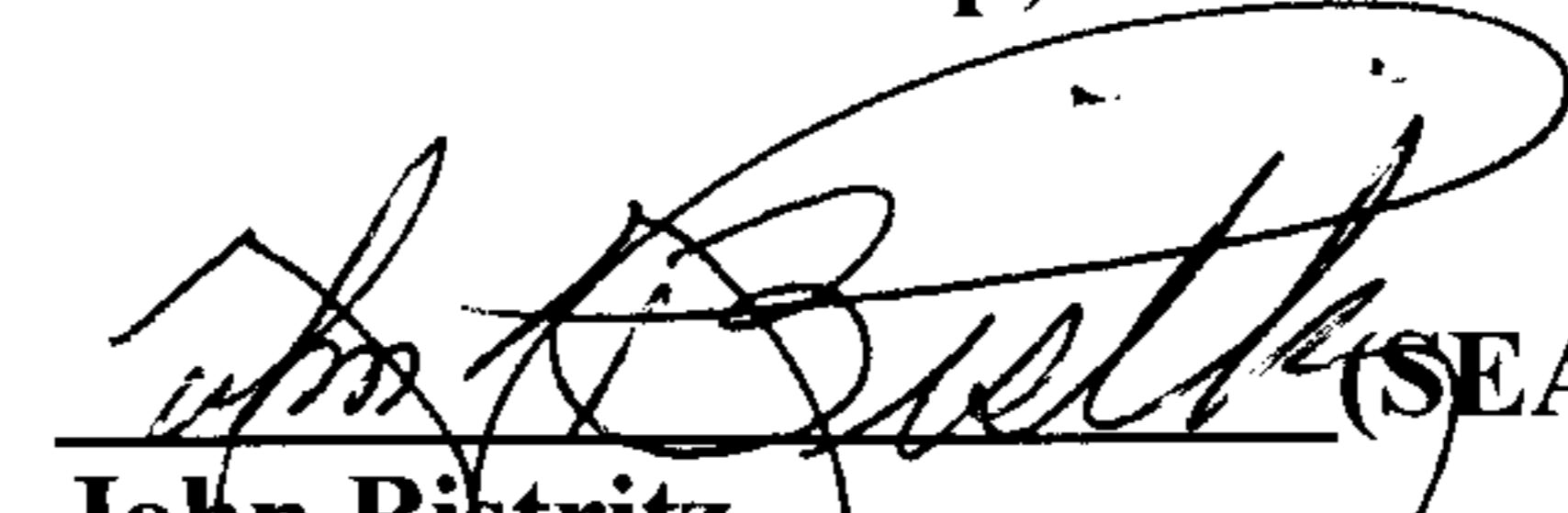
\$175,598.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The grantor covenants and agrees with the grantees 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 Organization and Operating Agreement of The Lorrin Group, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of April, 2011.

**The Lorrin Group, LLC**

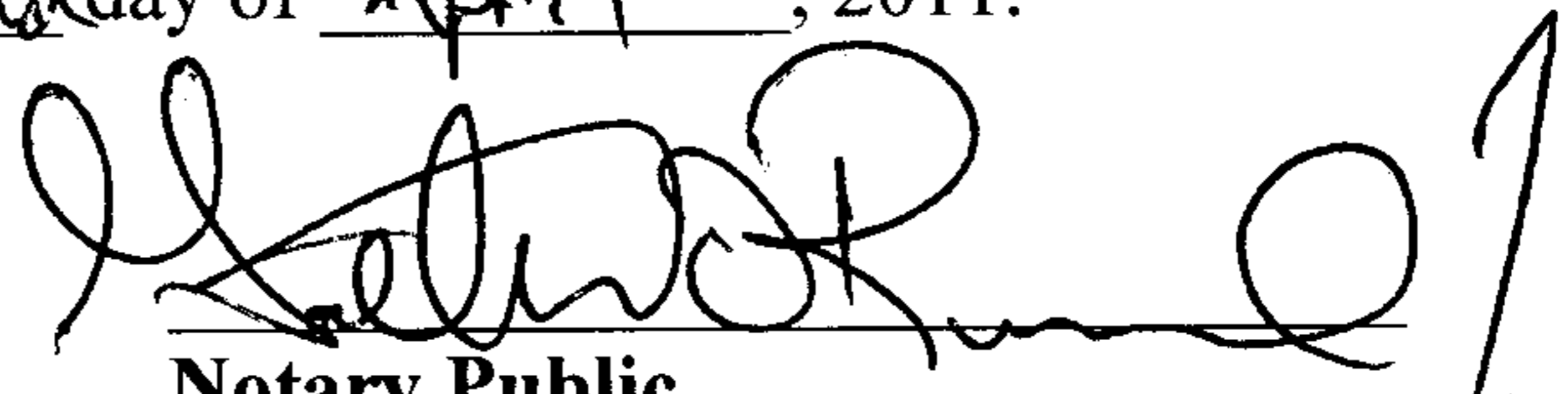
By:  (SEAL)  
**John Bistriz**  
Its: **Managing Member**

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said State and County, hereby certify that John Bistriz, 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 22nd day of April, 2011.

**GATHEL O. RUNNELS, JR.**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 27, 2013

  
Notary Public



  
20110509000138350 2/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
05/09/2011 11:27:17 AM FILED/CERT