20060720000351570 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/20/2006 01:14:15PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100's Dollars ($500.00) and other good and valuable consideration to the undersigned grantor,

FIRST UNION INVESTORS, LLC, a limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

BLAZER GROUP, LLC

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

This Corrective Deed corrects that deed recorded in Instrument 20050512000228630 by adding the designation "LLC" to the name of the grantor. In the original deed that designation was omitted.

TO HAVE AND TO HOLD, unto the said GRANTEE and their successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 17th day of July, 2006.

ATTEST:

FIRST UNION INVESTORS, LLC

_____

_____
It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ben Chenault, as Member of First Union Investors, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 17th day of July, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

_____
Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Blazer Group, LLC
160 Yeager Parkway, Suite 201
Pelham, Alabama 35124

20060720000351570 2/2 $15.00
Shelby Cnty Judge of Probate, AL
07/20/2006 01:14:15PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Forty Four Thousand, Nine Hundred and no/100's Dollars ($244,900.00)** and other good and valuable consideration to the undersigned grantor, **BLAZER GROUP LLC, a limited liability company** (hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto **TERRELL W. JAMES and JOANN JAMES** (hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

$220,410.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously.

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 that 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 said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 17th day of July, 2006.

ATTEST:

BLAZER GROUP LLC

_____

_____ It's Member

_____

_____ It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Bryan Anderson and Derek Weaver, as Members of Blazer Group LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance they as such members and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 17th day of July, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

_____
Notary Public

This instrument was prepared by:
F. Wayne Keith
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Terrell W. James
217 Chestnut Forest Drive
Helena, Alabama 35080