

This form furnished by:

# Cahaba Title, Inc.

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:  
(Name) Patricia K. Martin, PC  
(Address) 2090 Columbiana Rd.  
Birmingham, Al. 35216

Send Tax Notice to:  
(Name) Eric K. Shadoan  
(Address) 101 Chestnut Forest Circle  
Helena, Al. 35080

**LIMITED LIABILITY CORP. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

Shelby COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Three hundred twenty-nine thousand and no/100 (\$329,000.00) Dollars

to the undersigned grantor, Blazer Group, LLC

an Alabama Limited Liability Corporation

(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

Eric K. Shadoan and Aleece Shadoan

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

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$263,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$65,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

The Blazer Group, LLC and Blazer Group, LLC is one and the same.

The signatories to this deed are all the members of the LLC.



20061030000534450 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/30/2006 02:51:42PM FILED/CERT

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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.

IN WITNESS WHEREOF, the said GRANTOR, by its Member(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of October 2006

BLAZER GROUP, LLC

By [Signature] (Seal)  
BRYAN ANDERSON MEMBER

By [Signature] (Seal)  
DEREK WEAVER MEMBER

ACKNOWLEDGMENT FOR LIMITED LIABILITY CORPORATION

STATE OF ALABAMA  
Jefferson COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that  
Bryan Anderson and Derek Weaver

whose name(s) as Member s of Blazer Group, LLC  
a (n) Alabama Limited Liability Corporation  
(state)

and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before  
me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority,  
executed the same voluntarily for and as the act of said LLC Member

Given under my hand and official seal this 12 day of October 2006

AFFIX NOTARIAL SEAL

*Notarial Seal*  
Notary Public  
My commission expires: 6/28/08

20061030000534450 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/30/2006 02:51:42PM FILED/CERT

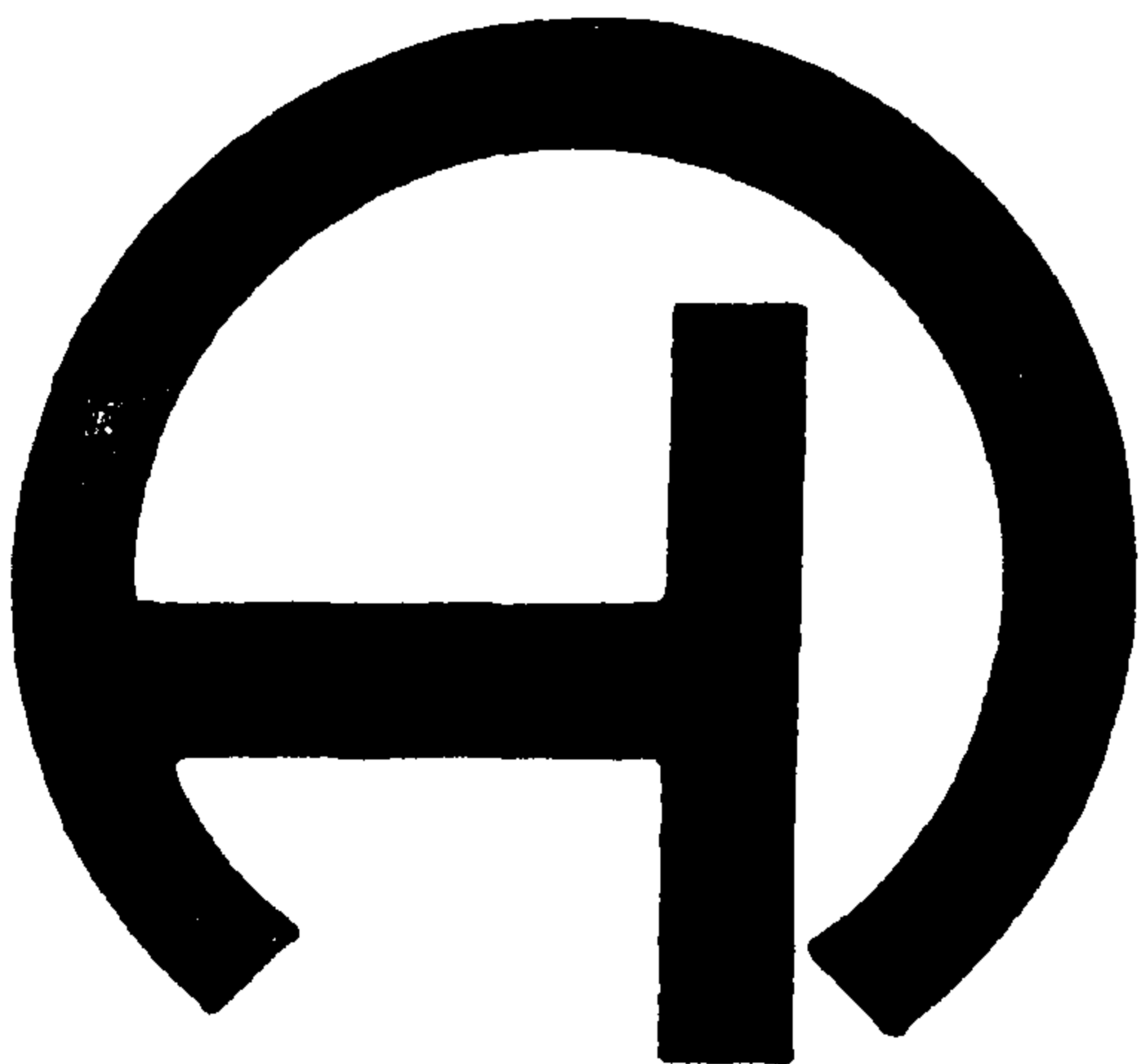
Return To:

TO

WARRANTY DEED

Limited Liability Corporation  
(Partnership form, jointly for life with  
remainder to survivor)

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$ \$

This form furnished by  
**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
(205) 833-1571