



20100518000155340 1/1 \$60.00  
Shelby Cnty Judge of Probate, AL  
05/18/2010 10:51:14 AM FILED/CERT

This Instrument Prepared  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:

FRED SCHAFER  
1439 RIVER WALK CIR  
BIRMINGHAM, AL.  
35216

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Oak Mountain 93, LLC., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cathy T. Schafer and Fred W. Schafer, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Declaration of Restrictive Covenants for Mountain Crest Estates as recorded in Instrument Number 20040105000006420, Probate Office of Shelby County, Alabama; (4) Mineral and mining rights not owned by the Grantors; (5) North Shelby County Fire District service charges accruing after the date of the delivery of this deed; (6) North Shelby County Library District dues accruing after the date; (7) All matters shown on the recorded map.

Grantor represents and warrants that there are no homeowners associations dues owing against the subject property.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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 undersigned, Oak Mountain 93, LLC, has hereunto set his hand and seal, this the 14 day of May, 2010.

Shelby County, AL 05/18/2010

State of Alabama

Deed Tax : \$49.00

Oak Mountain 93, LLC

By: [Signature]

Randall H. Goggans, Sole Member

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Sole Member of Oak Mountain 93, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 14 day of May, 2010.

[Signature]  
Notary Public

My Commission Expires: 3.1.14