

Send Tax Notice To:

Investment Partners, Inc.
3321 Blue Bell Lane
Birmingham, Alabama 35242
PID# 10-1-02-0-003-0018.000

Inst # 1998-25829

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Sixty-One Thousand and 00/100 (\$161,000.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Michael F. Alexander and Dianne B. Alexander, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Investment Partners, Inc.

(herein referred to as Grantee, whether one or more), 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 16, Block 1, according to the Survey of Kerry Downs, a
Subdivision of Inverness, as recorded in Map Book 5, Page 135,
in the Probate Office of Shelby County, Alabama.**

\$ 153000 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1998 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

07/08/1998-25829
12:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 3rd day of June, 1998.

Michael F. Alexander
Michael F. Alexander
Dianne B. Alexander
Dianne B. Alexander

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael F. Alexander and Dianne B. Alexander, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of June, 1998.

W. Russell Beale, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 980637B

This instrument prepared by:

W. Russell Beale, Jr., Attorney At Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

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PAGE 2 of 2 12:50 PM CERTIFIED
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