


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:


20030108000016310 Pg 1/2 198.00
Shelby Cnty Judge of Probate, AL
01/08/2003 12:26:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Hundred Eighty-three Thousand Eight Hundred Sixty-six and 68/100 (\$183,686.00) Dollars and the assumption of the debt secured by the mortgage described below, to the undersigned grantor, **INVESTMENT PARTNERS, INC.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JAYNE ADELE GETSINGER** (herein referred to as Grantee), **an undivided one-half interest** in and to the following described real estate situated in ~~Jefferson~~ County, Alabama, to-wit:
Shelby

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) All easements, restrictions and reservations of record.

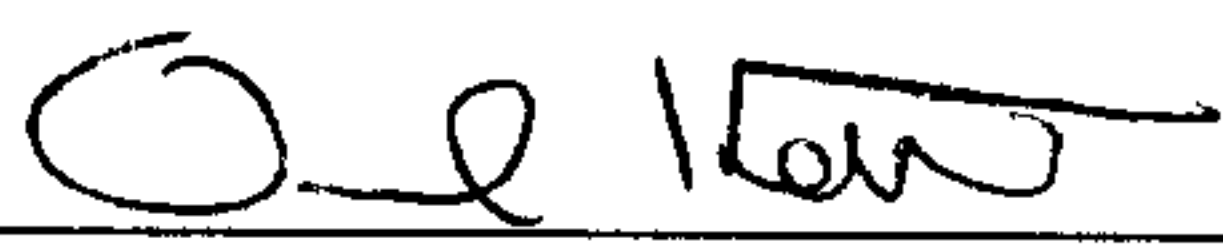
The grantee herein, JAYNE ADELE GETSINGER, hereby assumes that certain debt secured by the mortgage from Investment Partners, Inc., an Alabama corporation, to The Bank, recorded in Instrument 2001-56927, in the Probate Office of Shelby County, Alabama.

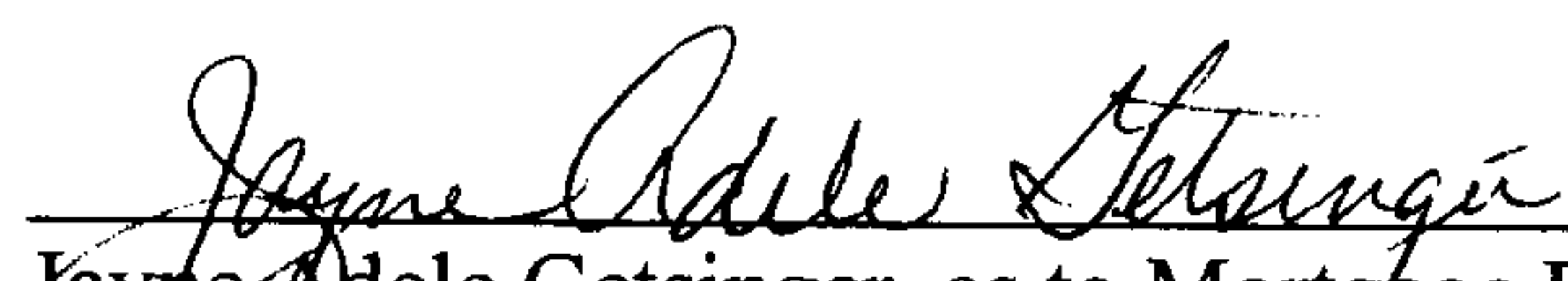
TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 2nd day of January, 2003.

INVESTMENT PARTNERS, INC.
Grantor

By: 
David Keith, President


Jayne Adele Getsinger, as to Mortgage Debt
Assumption

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Keith, whose name as President of INVESTMENT PARTNERS, INC., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of January, 2003.

My Commission Expires:

8/4/05


Notary Public

EXHIBIT "A"

PARCEL I: Lot 3, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.

PARCEL II: TOGETHER with a permanent easement over Lot 2, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama, which easement is granted for the purpose of ingress and egress and the running of utilities to the property conveyed herein, and which easement is in the location shown on the plat for "Valleydale Professional Park", as the "Access Easement" lying along the Eastern edge of said Lot 2, and which easement is 60.08 feet wide along its Southwestern boundary, and 60.18 feet along its Northeastern boundary. The aforesaid easement is perpetual and appurtenant to the property conveyed herein.