

This instrument was prepared by \_\_\_\_\_ Send Tax Notice To: Charles A. Nelson  
(Name) DAVID F. OVSON, LLC name  
(Address) 1130 South 22nd Street 2009 Lake Heather Drive  
Birmingham, Alabama 35205 address  
Birmingham, AL 35242

Corporation Form Warranty Deed  
STATE OF ALABAMA )  
COUNTY OF Jefferson )  
20050127000041430 Pg 1/1 201.00  
Shelby Cnty Judge of Probate, AL  
01/27/2005 08:33:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of NINE HUNDRED FIFTY THOUSAND AND NO/100-----  
-----DOLLARS (\$950,000.00)

to the undersigned grantor, International Investments, LLC  
a corporation  
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Charles A. Nelson

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL  
to-wit:

Lot 43, according to the Survey of Lake Heather Estates Givianpour's Addition  
to Inverness, as recorded in Map Book 16, page 121, in the Probate Office  
of Shelby County, Alabama.

- SUBJECT TO:
- 1. Ad valorem taxes for the year 2005, which are a lien, but not yet due and payable until October 1, 2005.
  - 2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

\$ 760,000.00 of the purchase price recited herein was derived from  
the proceeds of a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member/Manager who is authorized  
to execute this conveyance, hereto set its signature and seal,  
this the 10th day of January, 2005.

ATTEST: International Investments, LLC  
By Isaac David  
Isaac David, Member/Manager

STATE OF Alabama )  
COUNTY OF Jefferson )  
I, David F. Ovson a Notary Public in and for said County, in said State,  
hereby certify that Isaac David

whose name as Member/Manager of International Investments, LLC, 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 the 10th day of January, 2005

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG 2006  
BONDED THRU NOTARY PUBLIC 100,000.00  
Notary Public