

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Investment Partners, Inc.
3321 Bell Blue Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

Inst # 2000-31208

That in consideration of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Phyllis Tseng Sun, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Investment Partners, Inc.

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

\$169,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2000 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

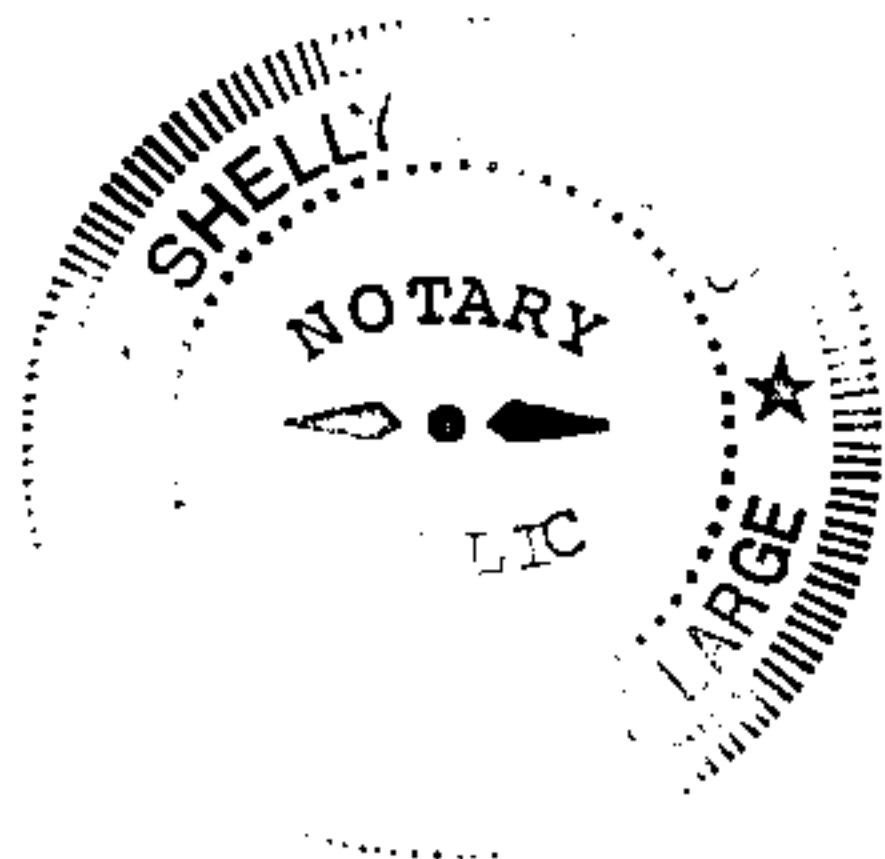
IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of August, 2000.

By  (Seal)
Phyllis Tseng Sun

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Phyllis Tseng Sun, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2000.



Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01

09/11/2000-31208
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50