

This instrument was prepared by

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Charles A. Nelson

name

2009 Lake Heather Drive

address

Birmingham, AL 35242

Corporation Form Warranty Deed


20050127000041430 Pg 1/1 201.00
Shelby Cnty Judge of Probate, AL
01/27/2005 08:33:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF Jefferson

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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 encumbrances, 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

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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 SEARS


Notary Public