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

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20050415000177960 1/1 $111.00
Shelby Cnty Judge of Probate, AL
04/15/2005 10:28:07AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Thousand and no/100 Dollars ($100,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **TYLER A. BELCHER**, an unmarried man, do hereby grant, bargain, sell and convey unto **INVESTMENT ASSOCIATES, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: All easements, restrictions and reservations of record.

ALSO SUBJECT TO: That certain Future Advance Mortgage dated 11-25-03 executed by Investment Associates, LLC to Compass Bank, filed for record 12-5-03, recorded in Instrument 20031205000788500 in the Probate Office of Shelby County, Alabama

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs 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 the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2005.

TYLER A. BELCHER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TYLER A. BELCHER,** an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2005.

My Commission Expires:

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 04/15/2005
State of Alabama

Deed Tax:$100.00