

CORPORATION FORM WARRANTY DEED

Shelby County, AL 03/13/2006 State of Alabama

STATE OF ALABAMA **COUNTY OF SHELBY**

Deed Tax:\$.50

That, in consideration of \$200,782.50 to the undersigned Grantor, Investment Associates, LLC, a Limited Liability Company, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Courtney M. Smith (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 36B according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 1 – Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.

Property Address:

1017 Inverness Cove Way Hoover, Alabama 35242

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

- \$160,625.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.
- \$40,156.00 of the purchase price is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created of suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 9th day of March, 2006.

By:

Jonathan M. Belcher, Authorized Member

Investment Associates LLC

Gkantor

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jonathan M. Belcher, Authorized Member of Investment Associates, LLC, 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 as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2006.

Notary Public

Commission Expires:

This Instrument Prepared By;

Kevin Hays, Attorney at Law 100 Concourse Parkway, Suite 101 Birmingham, AL 35244

Send Tax Notices To:

Courtney M. Smith 1017 Inverness Cove Way Hoover, Alabama 35242