

This Instrument Was Prepared By:
G. Wray Morse
Attorney at Law
1920 Valleydale Road
Birmingham, AL 35244-1728

Send Tax Notice to:
Richard Schencker
330 Lake Kathryn Drive
Sterrett, Alabama 35147

STATE OF ALABAMA
COUNTY OF Shelby

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Five Thousand and No/100 Dollars (\$5,000.00)** to the undersigned GRANTOR in hand paid by **Charles Rich** and **Richard S. Schencker**, the receipt of which is hereby acknowledged, **Avalanche Investments, Inc., an Alabama Corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Charles Rich** and **Richard S. Schencker** (hereinafter referred to as GRANTEES), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 4A, according to the resurvey and subdivision of Lots 3 and 4, Block 2, Selkirk, as recorded in Map Book 7, Page 63, in the Probate Office of Shelby County, Alabama.

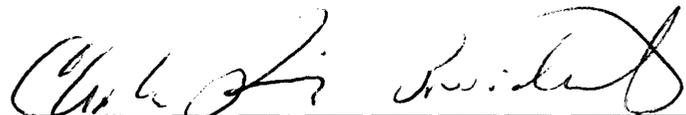
Note: It is the intention of the Grantor to convey to each of the above named Grantees an undivided one-half interest in the real estate described herein.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama, 1975, and the amendments thereto.

PROPERTY SOLD AS IS, subject to any restrictions, covenants, easements and rights of way of record in the Probate Office of Shelby County, Alabama. Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, **Avalanche Investments, Inc.** has hereunto set its signature by **Charles Rich**, its **President** on this the **8th** day of **May, 2006**.

Avalanche Investments, Inc.



Charles Rich, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Charles Rich** as **President** of **Avalanche Investments, Inc.**, 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **8th** day of **May, 2006**.



G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**