

BHM0600254

Send tax notice to:

WENDY MITCHELL

1020 INVERNESS COVE WAY

BIRMINGHAM, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Thousand Nine Hundred Fifty and 00/100 Dollars_(\$230,950.00) in hand paid to the undersigned, Investment Associates, LLC (hereinafter referred to as "Grantor") by Wendy C Mitchell (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3B, ACCORDING TO THE 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.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

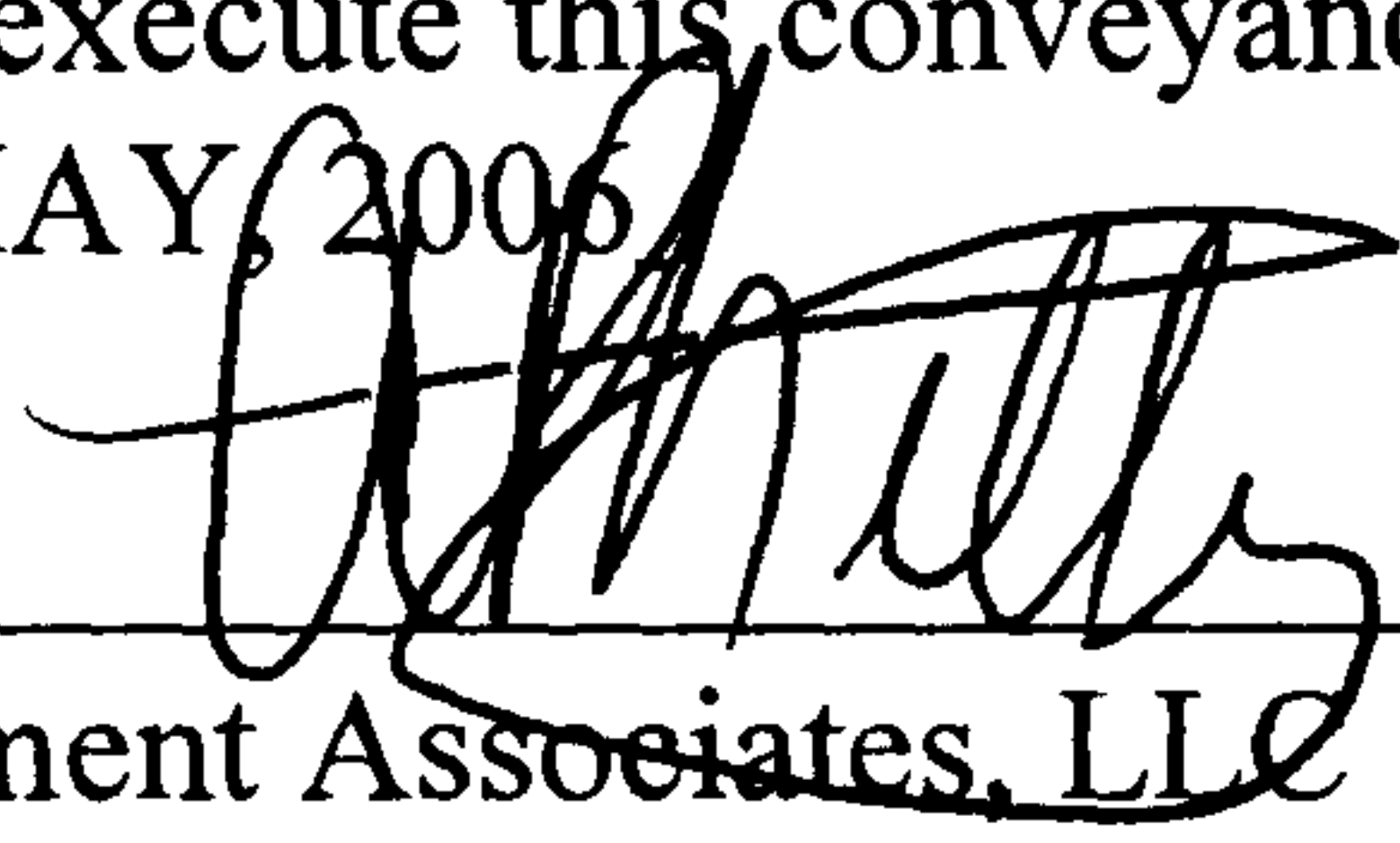
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$230,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Investment Associates, LLC by ANGIE PHILLIPS its AGENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31ST day of MAY, 2006

By: 
Investment Associates, LLC
ITS AGENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGIE PHILLIPS, whose name as its AGENT of Investment Associates, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 31ST day of MAY, 2006.


Notary Public

Print Name:

Commission Expires:

4-13-08

