20060717000342600 1/2 $58.50
Shelby Cnty Judge of Probate,AL
07/17/2006 11:15:05AM FILED/CERT

Shelby County, AL 07/17/2006
State of Alabama

Deed Tax:$44.50

Send tax notice to:
Ashleigh Chatham Garvich
1138 Inverness Cove Way
Hoover, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty One Thousand Eight Hundred Eighty and 00/100 Dollars ($221,880.00) in hand paid to the undersigned, Investment Associates, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Ashleigh Chatham Garvich and Brian E. Garvich (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 53A, according to the Final Plat of the Residential Subdivision Inverness Cove - Phase 2-Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

$177500.00 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,an Alabama Limited Liability Company by Janie Worthington its AGENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of June, 2006.

an Alabama Limited Liability Company

By: Janie Worthington

ITS Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

20060717000342600 2/2 $58.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janie Worthington, whose name as its AGENT of Investment Associates, LLC, an Alabama Limited Liability Company, 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 corporation.

Given under my hand and official seal this the 28th day of June, 2006.

Notary Public

Print Name: Charles D. Stewart Jr.

Commission Expires: 4-13-08

CHARLES D. STEWART, JR.
MY COMMISSION EXPIRES
APRIL
13
2008
ALABAMA
NOTARY PUBLIC