20060803000375520 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/03/2006 12:20:54PM FILED/CERT

Send tax notice to:
JEREMY DON NEWTON
1097 INVERNESS COVE WAY
HOOVER, 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 Thirteen Thousand Six Hundred and 00/100 Dollars ($213,600.00) in hand paid to the undersigned, Investment Associates, LLC (hereinafter referred to as "Grantor") by Jeremy Don Newton AND AMY NEWTON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 129A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE - PHASE 2- RESURVEY NO. 1, AS RECORDED IN MAP BOOK 36, PAGE 110, 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.

$213,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Investment Associates, LLC by JENNIFER BOYLE its Closing agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27TH day of JULY, 2006.

By: Jennifer Boyle
Investment Associates, LLC
ITS CLOSING AGENT

Reli - Cahaba Rd

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER BOYLE whose name as the Closing agent of INVESTMENT ASSOCIATES, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 27TH day of JULY, 2006.

Notary Public
My Commission Expires: 6/22/09