

Send tax notice to:  
TARA VAIL  
7441 BONAVENTURE DRIVE  
TAMPA, FL 33607

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 Two Thousand Three Hundred Forty and 00/100 Dollars (\$232,340.00) in hand paid to the undersigned, Investment Associates, LLC (hereinafter referred to as "Grantor") by Tara Vail (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 125A, 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.

\$232,300.00 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.

Shelby County, AL 08/10/2006  
State of Alabama

Deed Tax: \$.50

*Reli - Cahaba Rd*

IN WITNESS WHEREOF, Grantor, Investment Associates, LLC by its  
CLOSING AGENT who is authorized to execute this conveyance, has hereunto set its  
signature and seal on this the 1ST day of AUGUST, 2006.

By: [Signature]  
Investment Associates, LLC  
ITS CLOSING AGENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Closing Agent, whose name as its  
CLOSING 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 corporation.

Given under my hand and official seal this the 1ST day of AUGUST, 2006.

[Signature]  
Notary Public  
Print Name: Jeffrey Adam Morris  
Commission Expires: 6/22/09