

Send tax notice to:

SUSANNA MOORE
1202 INVERNESS COVE WAY
HOOVER, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.

✓ Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Five Thousand Eight Hundred Seventy and 00/100 Dollars (\$205,870.00) in hand paid to the undersigned, INVESTMENT ASSOCIATES, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by SUSANNA MOORE (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 69, 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:

AD VALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$205,850.00 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.

20060830000428690 2/2 \$14.50
Shelby Cnty Judge of Probate, AL
08/30/2006 02:40:09PM FILED/CERT

IN WITNESS WHEREOF, Grantor, INVESTMENT ASSOCIATES, LLC, an Alabama Limited Liability Company by ANGIE PHILLIPS its AGENT who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 29TH day of AUGUST, 2006.

INVESTMENT ASSOCIATES, LLC

By: _____

ANGIE PHILLIPS

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, an Alabama Limited Liability Company, 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 said instrument, she as such AGENT and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Notary Public

Print Name: _____

Commission Expires: _____

4-13-08

Shelby County, AL 08/30/2006
State of Alabama

Deed Tax: \$.50