

Send tax notice to:

DOROTHY J. WALTON

1157 INVERNESS COVE WAY

BIRMINGHAM, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Executive Real Estate Group, LLC ✓

Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fourteen Thousand Eight Hundred Twenty and 00/100 Dollars (\$214,820.00) in hand paid to the undersigned, INVESTMENT ASSOCIATES, LLC (hereinafter referred to as "Grantor") by DOROTHY J. WALTON and HUSBAND, BILLY L. WALTON (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 87A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION, INVERNESS COVE-PHASE 2-RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110A& 110B, 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.

\$214,820.00 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.

20061005000493000 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/05/2006 08:15:47AM FILED/CERT

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 29th day of September, 2006.

By: [Signature]
INVESTMENT ASSOCIATES, LLC
ITS AGENT

STATE OF ALABAMA
COUNTY OF ~~28~~ Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ANGIE PHILLIPS, whose name as 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, he executed the same voluntarily for and as the act of said limited liability
company.

Given under my hand and official seal this the 29TH day of September, 2006.

[Signature]
Notary Public

Print Name: Charles D. Stewart Jr.

Commission Expires: 4-13-08

