

Send tax notice to:
VICTOR NASSAR
2263 MATTHEWS STREET NE
ATLANTA, GA 30319

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighteen Thousand Five Hundred Twenty-Three and 00/100 and 00/100 Dollars (\$218,523.00) in hand paid to the undersigned, INVESTMENT ASSOCIATES, LLC (hereinafter referred to as "Grantor") by VICTOR NASSAR and LAURA A. MATURA (hereinafter referred to as Grantee"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 127A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE-PHASE 2-RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$218,523.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her/their 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 Grantee, his/her/their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by ANGIE PHILLIPS as AGENT for INVESTMENT ASSOCIATES, LLC who is authorized to execute this conveyance, has hereunto set its signature and seal on this 28th day of September, 2006.

INVESTMENT ASSOCIATES, LLC

BY: _____

ANGIE PHILLIPS

ITS: AGENT



20061005000493200 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/05/2006 08:40:56AM FILED/CERT

STATE OF ALABAMA
COUNTY OF 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 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 September, 2006.



Notary Public

Print Name: _____

Commission Expires: _____

4-13-08