20061218000615170 1/1 $68.50
Shelby Cnty Judge of Probate, AL
12/18/2006 02:30:24PM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

That, in consideration of **$ $228,870.00** to the undersigned Grantor, **Investment Associates, LLC, a Limited Liability Company,** in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Phillip J Rouss** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 179A, according to the Survey of Final Plat of the Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: **1364 Inverness Cove Drive**
Hoover, Alabama 35242

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$ $171,650.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created of suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30th day of November, 2006.

Investment Associates, LLC

By: _____
Jonathan M. Belcher, Authorized Member
Grantor

Shelby County, AL 12/18/2006
State of Alabama

Deed Tax:$57.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jonathan M. Belcher, Authorized Member of Investment Associates, LLC,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2006.

_____
Notary Public

Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By;
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Phillip J Rouss
1364 Inverness Cove Drive
Hoover, Alabama 35242