

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201


Send Tax Notice To:

Investment Associates, LLC
3545 Market Street
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby


20070703000313580 1/2 \$327.00
Shelby Cnty Judge of Probate, AL
07/03/2007 01:46:05PM FILED/CERT

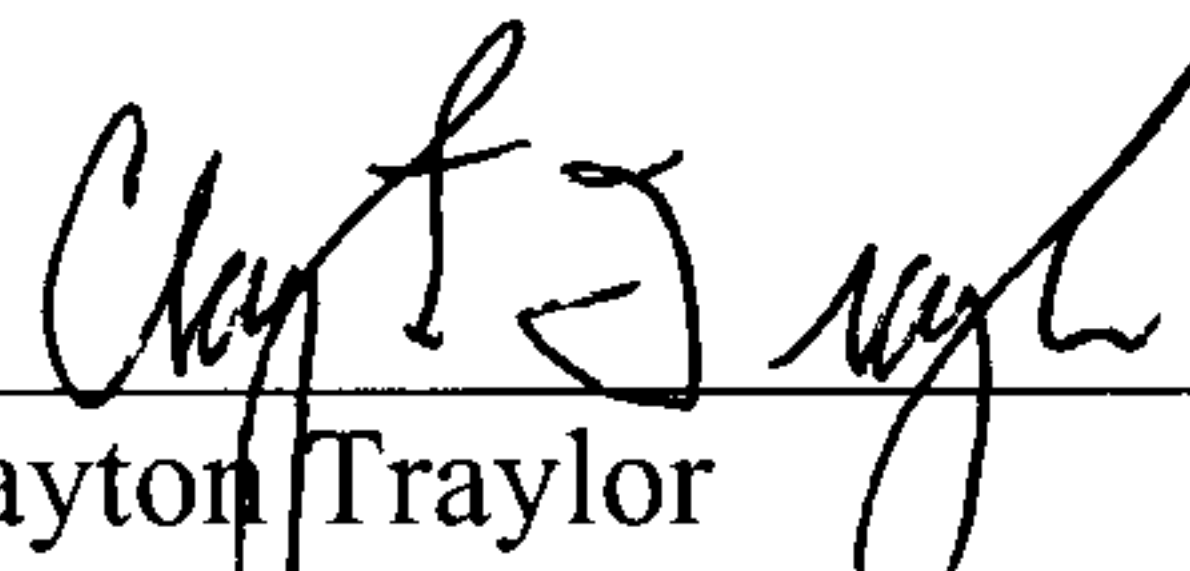
That in consideration of Three Hundred Twelve Thousand Seven Hundred Sixty-Three and 13/100 (\$312,763.13) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Clayton Traylor**, an unmarried man, do hereby grant, bargain, sell and convey unto **Investment Associates, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said grantee, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June, 2007.



Clayton Traylor

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clayton Traylor**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2007.

My Commission Expires:

8/4/09



Notary Public

Shelby County, AL 07/03/2007
State of Alabama

Deed Tax: \$313.00

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 15, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878 in the Probate Office of Shelby County, Alabama; (3) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; (4) Easement recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; (5) Easement for Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama; (6) Restrictions appearing of record in Real 268, page 605, in the Probate Office of Shelby County, Alabama; (7) Easement to Shelby County Education Board recorded in Instrument 1999-29881 in the Probate Office of Shelby County, Alabama; (8) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; (9) Declaration of Protective Covenants (Commercial) with right of repurchase, as recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (10) Declaration of Protective Covenants (Residential) recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (11) Right of way granted to Alabama Power Company by instrument recorded in Instrument 20050204000058110 in the Probate Office of Shelby County, Alabama; (12) Restrictions or covenants recorded in Instrument 20050110000014390 in the Probate Office of Shelby County, Alabama; (13) Building line(s) as shown by recorded Map; (13) Easement(s) as shown by recorded map.

Grantor makes no warranties as to title to the mineral and mining rights of the property being conveyed.