

*g.s.* THE VALUE OF THIS PROPERTY IS \$200,000.00

**SEND TAX NOTICE TO:**  
 Charles Rich  
 813 Greystone Highlands Drive  
 Birmingham, AL 35242

This instrument was prepared by  
 Shannon E. Price, Esq.  
 P. O. Box 19144  
 Birmingham, AL 35219

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Shelby**

That in consideration of Ten dollars and no cents (\$10.00) to the undersigned grantor, Avalanche Investments, Inc., A corporation, in hand paid by Charles Rich hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 7, BLOCK 6, ACCORDING TO THE SURVEY OF SECOND ADDITION TO PINE GROVE CAMP, AS RECORDED IN MAP BOOK 4, PAGE 8, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**Subject to:**

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20030709000432560 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this 21<sup>st</sup> day of June, 2007.

Shelby County, AL 07/10/2007  
 State of Alabama

Deed Tax: \$200.00

**Avalanche Investments, Inc.**

By: Charles Rich, President  
 Charles Rich, President

**STATE OF Alabama**  
**COUNTY OF Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Rich whose name as President, of Avalanche Investments, Inc., a corporation, 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 for and as the act of said corporation.

Given under my hand and official seal this 21<sup>st</sup> day of June, 2007.

Shannon E. Price

Notary Public.  
 (Seal)

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Jan 15, 2008**  
**BOUNDED THRU NOTARY PUBLIC UNDERWRITERS**

**CORPORATION FORM WARRANTY DEED**  
 Closers' Choice