

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELEON, ESQUIRE  
389 Shades Crest Road  
Birmingham, AL 35226

Investor Resources, LLC  
James G. Stripling, Owner  
2976 Pelham Parkway, Ste C  
Pelham, AL 35124

**WARRANTY DEED**



20100713000221170 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/13/2010 10:27:31 AM FILED/CERT

State of Alabama

County of SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of --TWENTY-THREE THOUSAND FIVE HUNDRED THIRTEEN AND 04/100'S DOLLARS (\$ 23,513.04 ) AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE DESCRIBED HEREINBELOW, to the undersigned GRANTOR(S) (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged, We, KATHLEEN A. ARTHUR, AN UNMARRIED WOMAN, AND DELIA A. CHURCH, AN UNMARRIED WOMAN, hereinafter referred to as GRANTOR(S), whether one or more), grant, bargain, sell and convey unto INVESTOR RESOURCES, LLC, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3-AB, according to the Resurvey of Lots 3A of a Resurvey of Lots 3, 4, and 5, of Cambrian Valley Office Park, as recorded in Map Book 27, Page 129, in the Probate Office of Shelby County, Alabama.

Parcel ID 13-6-13-3-001-027.038

As a further consideration for the within conveyance, the Grantee herein assumes and agrees to pay the outstanding indebtedness secured by that certain mortgage to Charles G. Kessler, Jr. recorded in Instrument 2004129000048780 in the Probate Office of Shelby County, according to the terms and conditions of said mortgage and the indebtedness thereby secured. Further, said mortgage will remain assumable to Grantees Kathleen A. Arthur and Delia A. Church in the event of default or death of James G. Stripling, ownership thereby reverting to said Grantees.

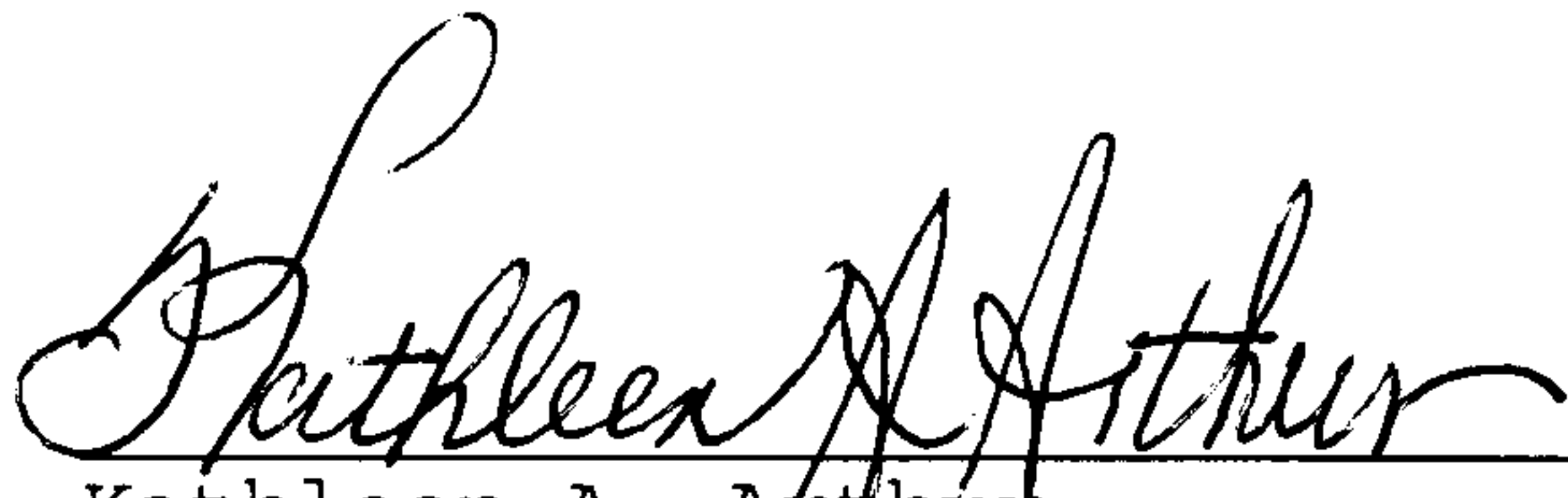
\$16,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

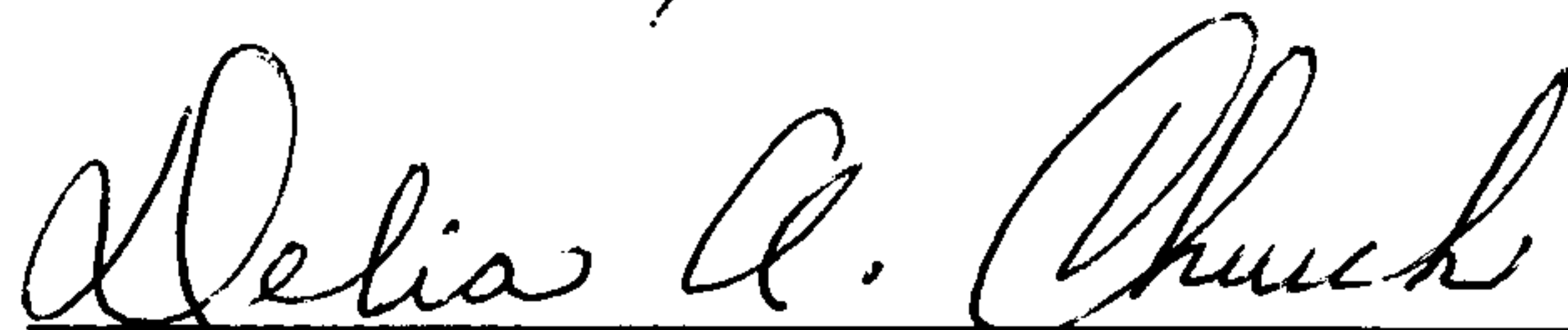
SUBJECT TO: 2010 Taxes, a lien not yet due and payable.  
Easements, restrictions and right of ways  
of record.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s) this 9th day of July, 2010.

  
Kathleen A. Arthur

  
Delia A. Church

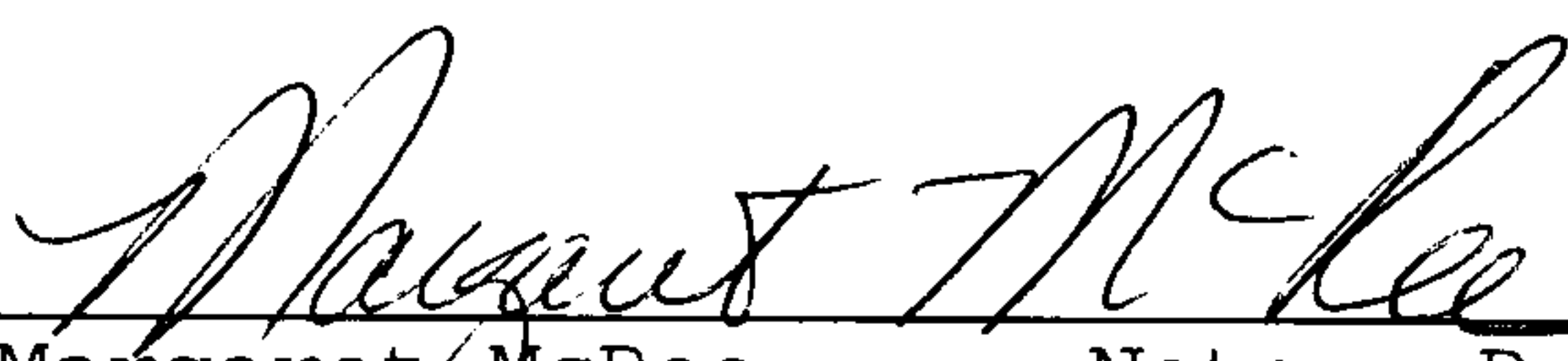
STATE OF ALABAMA

COUNTY OF SHELBY

State of Alabama  
Deed Tax : \$8.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathleen A. Arthur, an unmarried woman and Delia A. Church, an unmarried woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 9th day of July, 2012.

  
Margaret McRee, Notary Public  
My Commission Expires: 2-5-11

