


This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Rodger F. Armbruster  
1119 Haven Road  
Birmingham, Alabama 35242

**CORPORATION FORM WARRANTY DEED**

  
20040226000099370 Pg 1/2 27.50  
Shelby Cnty Judge of Probate, AL  
02/26/2004 13:25:00 FILED/CERTIFIED

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Two Hundred Sixty-one Thousand Eight Hundred Thirty-two and  
no/100----- (\$ 261,832.00 ) Dollars  
to the undersigned grantor, **HAVEN AT GREYSTONE, LLC**, an Alabama limited liability company, (herein  
referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto \_\_\_\_\_  
Rodger F. Armbruster,  
(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


TO HAVE AND TO HOLD unto the said grantee, his, her or their assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Corporate Representative,  
**JAMES H. BELCHER**, who is authorized to execute this conveyance, hereto set its signature and seal, this the  
24th day of February, 2004.

HAVEN AT GREYSTONE, LLC, an Alabama  
limited liability company

By: NSH CORP., Managing Member

By:   
\_\_\_\_\_  
**JAMES H. BELCHER**  
Corporate Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H.  
Belcher, whose name as Corporate Representative of NSH CORP., 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 24th day of February,  
2004.

My Commission Expires: August 4, 2005

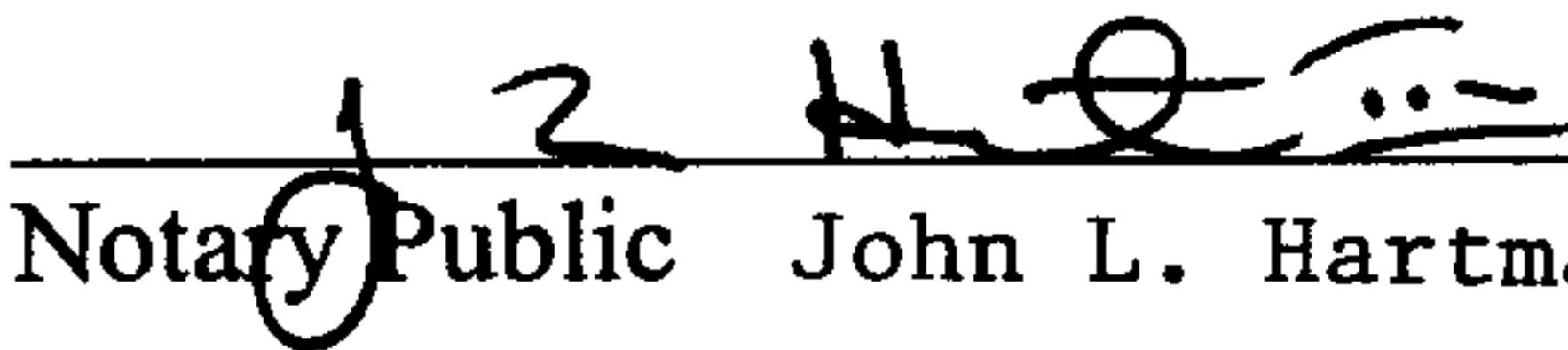
  
\_\_\_\_\_  
Notary Public John L. Hartman, III

EXHIBIT "A"

Lot 45, according to the Survey of The Haven at Greystone 1<sup>st</sup> Sector, as recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 10 foot easement on front, as shown by recorded map; (3) Sinkhole prone areas as shown by recorded map. Said map recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Deed Book 121, page 294, Deed Book 243, page 828 and Real 261, page 494, in the Probate Office of Shelby County, Alabama; (5) Covenants and agreement for water service recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama; (6) Declaration of Watershed Protective Covenants appearing of record in Instrument 2000-17644 and assignment and assumption recorded in Instrument 2000-20625, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Instrument 20021003000479590, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants appearing of record in Instrument 1999-50995, First Amendment recorded in Instrument 2000-4911, Second Amendment recorded in Instrument 2000-34390, Third Amendment recorded in Instrument 2000-40197, Fourth Amendment recorded in Instrument 2001-16407, Fifth Amendment recorded in Instrument 2001-48193, Sixth Amendment recorded in Instrument 20020823000401390, Seventh Amendment recorded in Instrument 20021003000479580, Eighth Amendment recorded in Instrument 20030220000107790, Ninth Amendment recorded in Instrument 20030424000253400, in the Probate Office of Shelby County, Alabama; (9) Ground lease recorded in Real 355, page 880; amended by Instrument 1992-4726; further amended by Instrument 1993-3119 and last amended by Instrument 1999-12257, in the Probate Office of Shelby County, Alabama; (10) Easement for Alabama Power recorded in Real 133, page 551, Deed Book 246, page 848 and Real 142, page 188, in the Probate Office of Shelby County, Alabama; (11) Reciprocal Easement Agreement recorded in Instrument 2001-38396, in the Probate Office of Shelby County, Alabama; (12) Restriction as shown on Map Book 31, page 47, in the Probate Office of Shelby County, Alabama; (13) Right of Way granted to Alabama Power company by instrument recorded in Instrument 20031001000661200, in the Probate Office of Shelby County, Alabama.

\$248,740.00 of the purchase price recited above is being paid from the proceeds of a mortgage loan closed simultaneously herewith.

"The purchase of the herein described property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith."