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

Send Tax Notice To:
David M. Fuller
Cynthia E. Fuller
1248 Boundary Street
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED – Jointly for Life with Remainder to Survivor

20080310000097800 1/2 $168.00
Shelby Cnty Judge of Probate, AL
03/10/2008 03:19:26PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Five Hundred Seventy Thousand Five Hundred Seventy Eight and 00/100 ($ 570,578.00) Dollars to the undersigned grantor, **INVESTMENT ASSOCIATES, 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 DAVID M. FULLER AND CYNTHIA E. FULLER, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

$417,000.00 of the purchase price recited above is being paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5th day of March, 20 08.

INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company

By: NSH CORP., Managing Member

By: _____

Authorized Representative

Shelby County, AL 03/10/2008
State of Alabama

Deed Tax:$154.00

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 Authorized Representative of NSH CORP., a corporation, as Managing Member of INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company, 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 5th day of March, 20 08.

My Commission Expires: 08/04/09

_____
Notary Public John L. Hartman, III

20080310000097800 2/2 $168.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 53, according to the Final Plat of the Residential Subdivision, Beaumont Phase 2, as recorded in Map Book 38, page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (5) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (6) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (7) Grant of Land Easement and Restrictions recorded in Instrument 20070418000180130, in the Probate Office of Shelby County, Alabama; (8) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama; (9) Grant of Land Easement with Restrictive Covenants appearing of record in Instrument 20071109000517680, in the Probate Office of Shelby County, Alabama; (10) Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property;