


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

Send Tax Notice To:
DARREN RYDER
MECHELLE RYDER
1057 Beaumont Avenue
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)


20100317000078210 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
03/17/2010 01:12:50 PM FILED/CERT

That in consideration of Three Hundred Sixteen Thousand Five Hundred Fifty and No/100
----- (\$ 316,550.00) 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
DARREN RYDER AND MECHELLE RYDER,
(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.

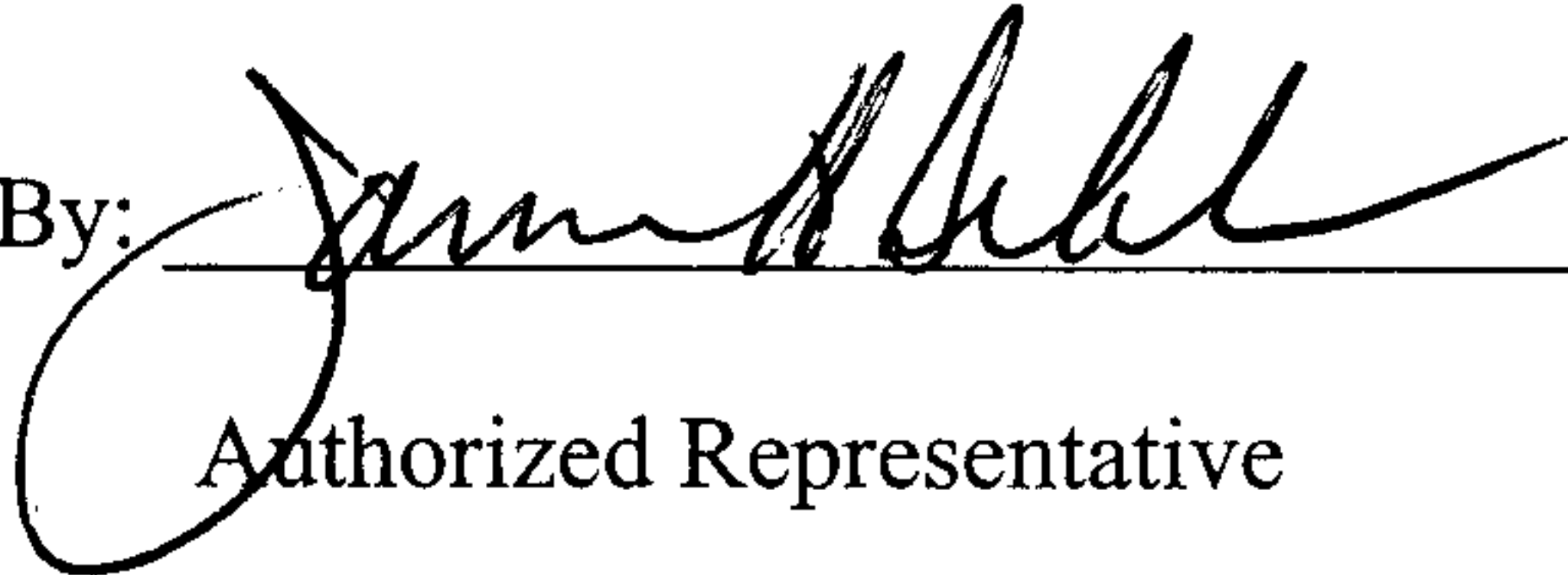
\$300,722.00 of said purchase price recited above is being paid by a mortgage loan
closed simultaneously herewith.

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 26th day of
February, 20 10.

INVESTMENT ASSOCIATES, LLC, an Alabama
limited liability company

By: NSH CORP., Managing Member

By: 
Authorized Representative

Deed Tax : \$16.00

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 26th day of February,
20 10.

My Commission Expires:
08/04/2013



Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 32, according to the Final Plat of the Residential Subdivision: Beaumont-Phase 4, as recorded in Map Book 38, page 134, 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 with Restrictive Covenants recorded in Instrument 20070418000180130 and Instrument 20071109000517680 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 and Restated Declaration as recorded in Instrument 20071130000543120 and further amended in Instrument 20080814000326670 in the Probate Office of Shelby County, Alabama.