

This instrument prepared by:  
JOHN L. HARTMAN, III  
P. O. Box 846  
Birmingham, AL 35201

Send Tax Notice To:  
NSH Corp.  
3545 Market Street  
Hoover, Alabama 35226

STATUTORY WARRANTY DEED

\$5,000.00

STATE OF ALABAMA )

SHELBY COUNTY )


KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and other good and valuable consideration (\$10.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned Darren Callahan, an unmarried man, (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto NSH CORP., an Alabama Corporation, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

TO HAVE AND TO HOLD TO THE SAID GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the 13<sup>th</sup> day of APRIL, 2010.

  
\_\_\_\_\_  
Darren Callahan (Seal)

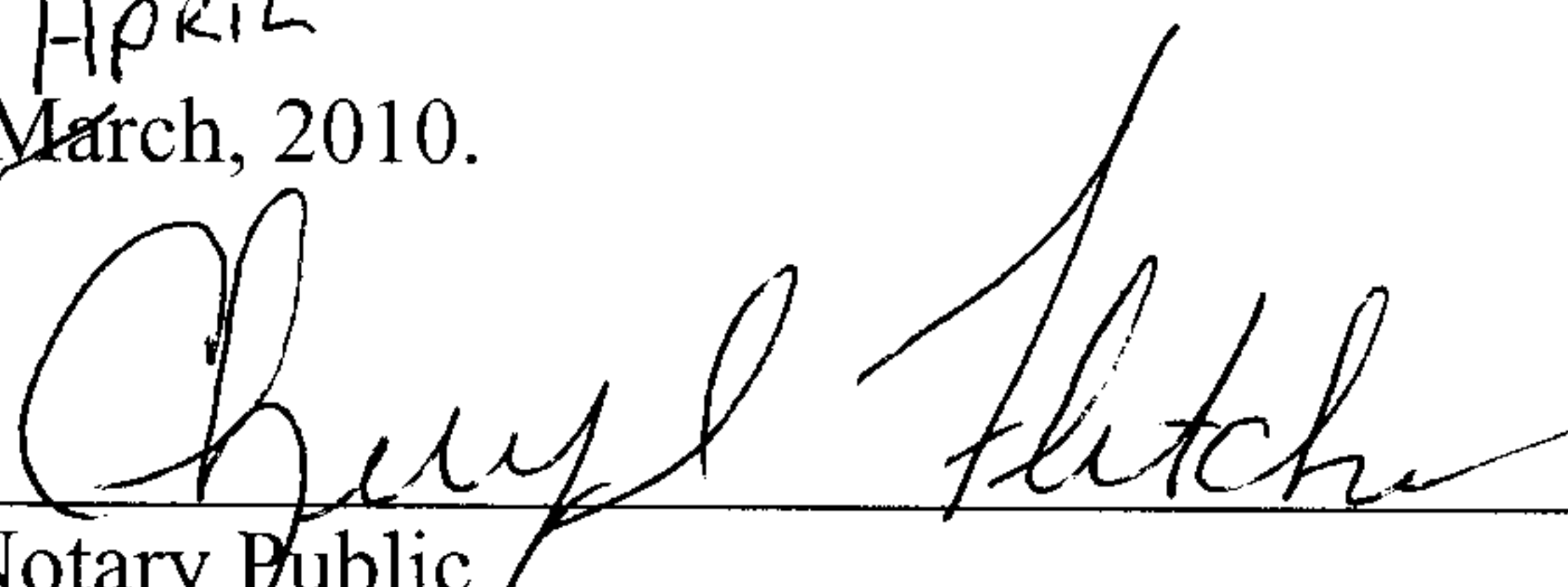
STATE OF SC )  
Beaufort COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darren Callahan, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of April, 2010.

My Commission Expires:

My Commission Expires  
June 13, 2013

  
\_\_\_\_\_  
Notary Public



20100419000119290 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/19/2010 02:53:26 PM FILED/CERT


Shelby County, AL 04/19/2010

State of Alabama

Deed Tax : \$5.00



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
20100419000119290 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/19/2010 02:53:26 PM FILED/CERT

Unit 177, Building 44, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Edenton as recorded in Instrument 20070508000215560, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1<sup>st</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a Condominium which is recorded in Instrument 20070420000184480, First Amendment to Declaration of Edenton as recorded in Instrument 20070508000215560, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790 and the 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 in the Probate Office of Shelby County, Alabama, and any amendments thereto; (9) Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama; (10) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186 in the Probate Office of Shelby County, Alabama; (11) Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

**ALSO SUBJECT TO:** (1) That certain Mortgage dated 10/14/05, from Cahaba Beach Investments, LLC to Compass Bank, filed for record 10/24/05, recorded in Instrument 20051024000550560 in the Probate Office of Shelby County, Alabama; (2) Assignment of Rents and Leases dated 10/14/05 between Cahaba Beach Investments, LLC and Compass Bank, filed for record 10/24/05 and recorded in Instrument 20051024000550570 in said probate office; (3) UCC Financing Statement recorded in Instrument 20051024000550580 showing Cahaba Beach Investments, LLC as debtor and Compass Bank as secured party, filed for record on 10/24/05 in the Probate Office of Shelby County, Alabama.