

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

Send Tax Notice To:
Debra L. Hall
William B. Shannon
1005 West Circle
Birmingham, AL 35242

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


STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of Four Hundred Twenty Five Thousand and No/100
----- (\$ 425,000.00) Dollars
to the undersigned grantor, **NSH CORP.**, an Alabama corporation, (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 Debra L. Hall and William
B. Shannon, (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.

\$403,750.00 of the purchase price recited above is being paid by a
mortgage loan closed simultaneously herewith.

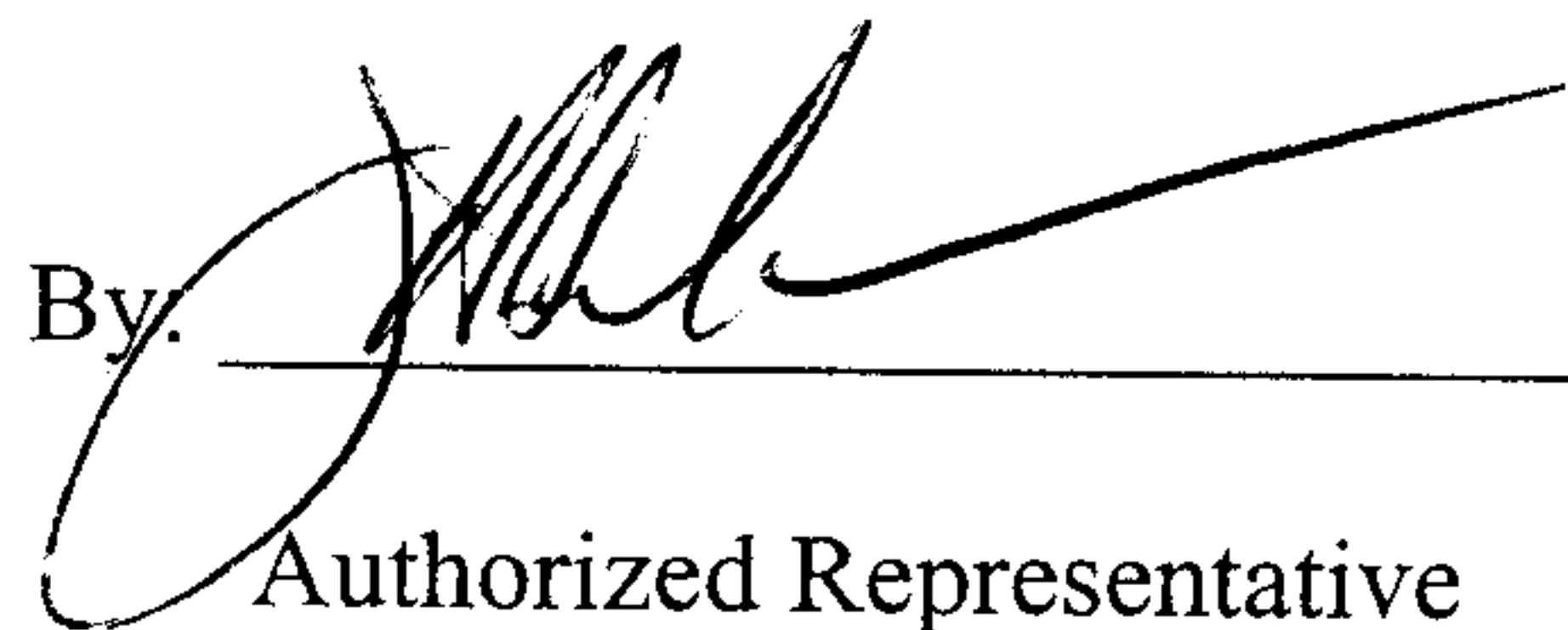

20110427000127800 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
04/27/2011 12:57:18 PM FILED/CERT

Shelby County, AL 04/27/2011
State of Alabama
Deed Tax: \$21.50

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 25th day of
April, 20 11.

NSH CORP.

By. 

Authorized 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 Authorized Representative of NSH CORP., an
Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me
on this day to be effective on the 25th day of April, 20 11, 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 25th day of April,
20 11.

My Commission Expires:
08/04/2013



Notary Public

EXHIBIT "A"

Lot 50, according to the 2nd Amendment to the amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

Together with nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama,, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as , the "Declaration").

Subject to:

1. Taxes for the year 2011 and subsequent years;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages;
4. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569; and Deed Book 134, Page 411, in said Probate Office;
5. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254; Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270 in said Probate Office;
6. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in the Probate Office;
7. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office;
8. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama;
9. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #2006421000186650, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Village Residential Association, Inc. as recorded in Instrument #2006031400012830, in the Office of the Judge of Probate of Jefferson County, Alabama;
10. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector One, as recorded in Instrument #20060421000186670, in said Probate Office;
11. Subject to covenants, conditions and restrictions as set for in the document recorded in Instrument #20041202000659280; Instrument 20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670 and amended in Instrument #20060712000335740, in said Probate Office;
12. Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument #20051213000644260.



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