

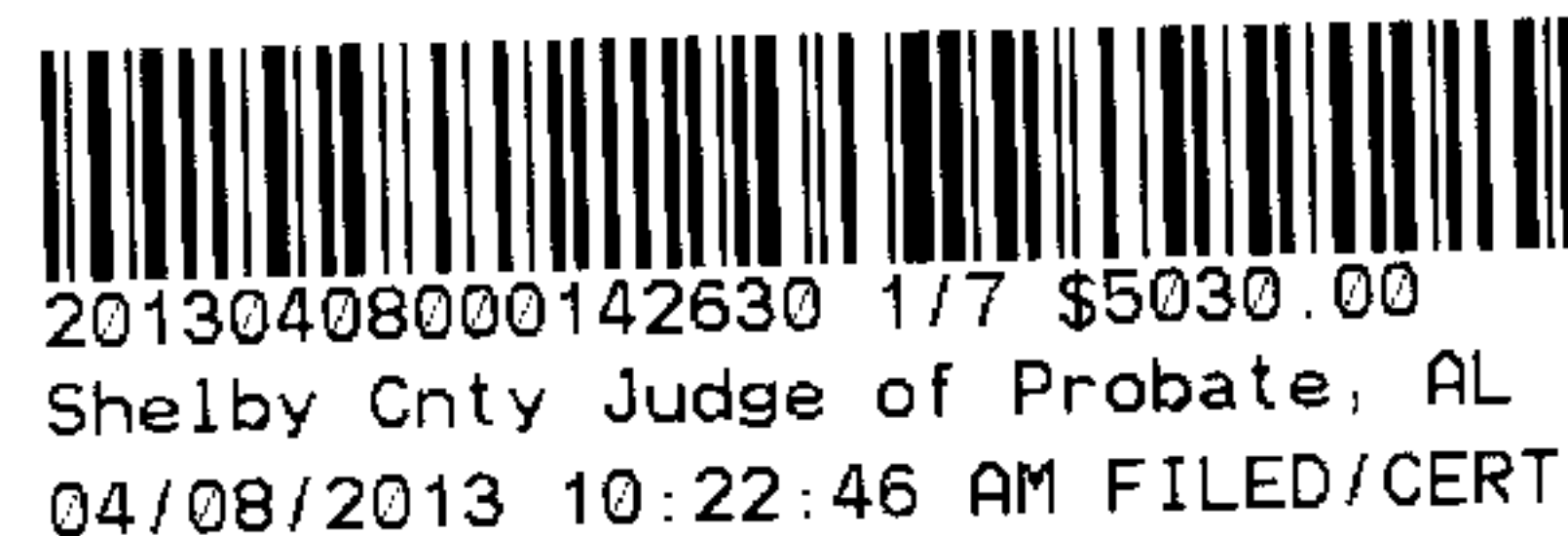
**This instrument was prepared by:**  
Clayton T. Sweeney  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

**Send Tax Notice To:**  
3165 Properties, LLC  
P. O. Box 846  
Birmingham, AL 35201-0846

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Five Million and 00/100 (\$5,000,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **NSH Corp.**, an Alabama corporation, does hereby grant, bargain, sell and convey unto **3165 Properties, LLC**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes for the year 2013 and subsequent years; (2) Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson); (3) Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365; (4) Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262; (5) Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529; (6) Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990; (7) Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, ponds and streams; (8) Less and except any part of subject property lying within the right of way of a public road; (9) Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.


The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, his, her or their heirs and assigns forever.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of April, 2013.

NSH Corp.

By:   
Jonathan M. Belcher  
Its: President

Shelby County, AL 04/08/2013  
State of Alabama  
Deed Tax: \$5000.00

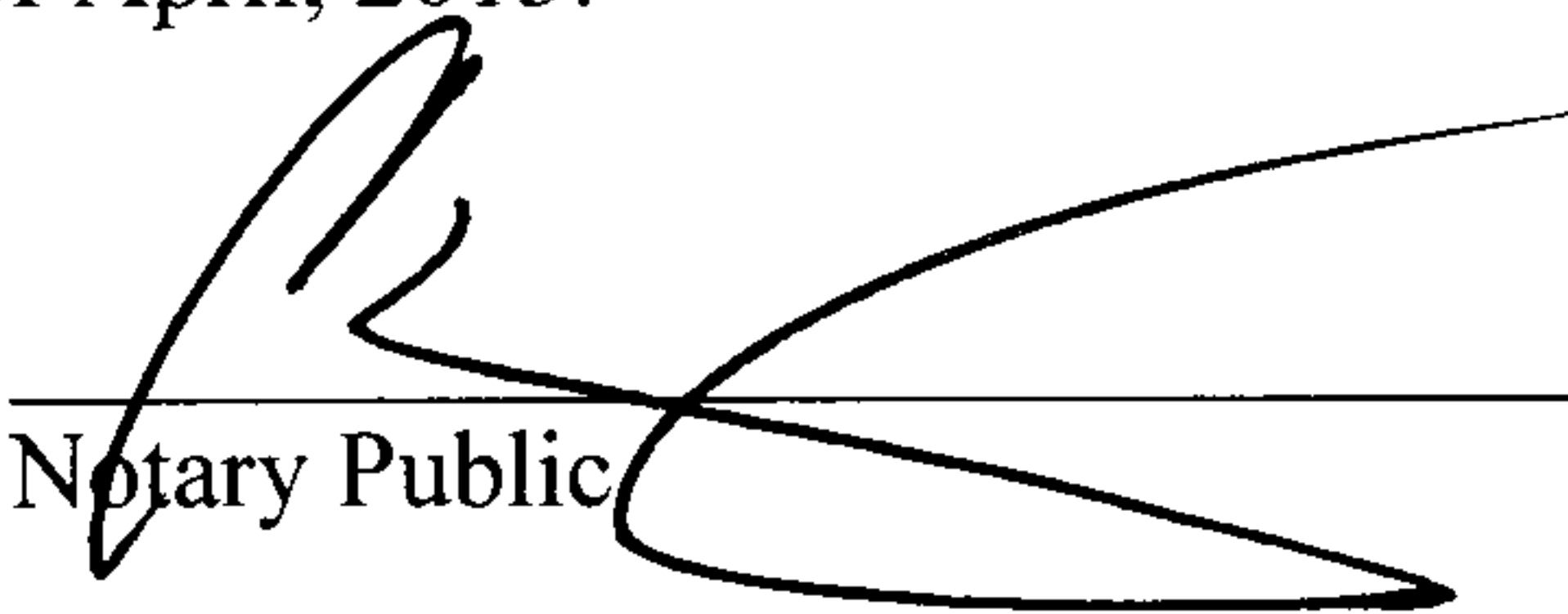
STATE OF ALABAMA )

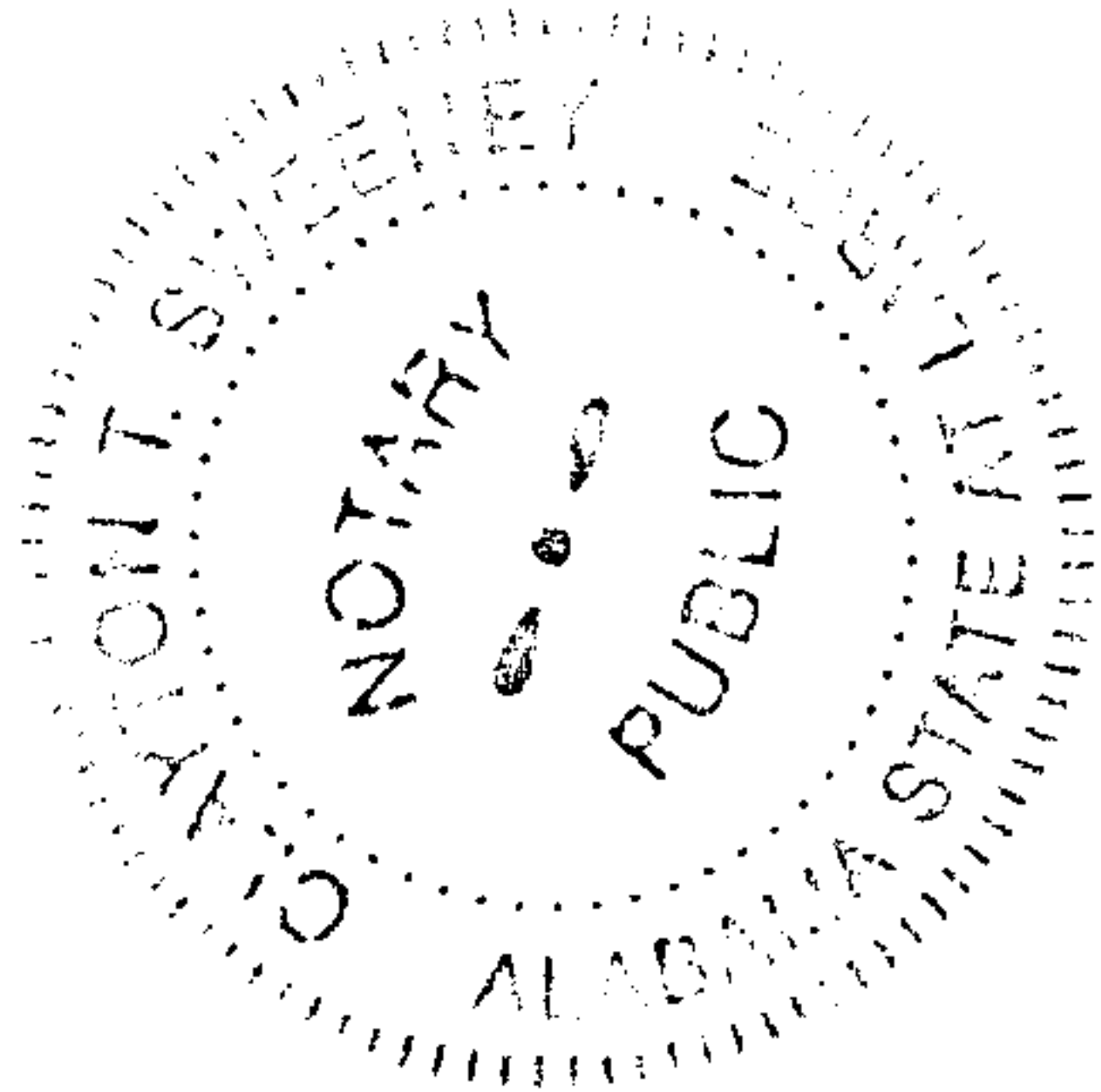
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan M. Belcher, whose name as President 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 4th day of April, 2013.

My Commission Expires: 6-5-2015

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





## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCELS 1 AND 3

A parcel of land situated in the North One-Half of Section 10, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the locally accepted southeast corner of Lot 447, Caldwell Crossings Fourth Sector, Phase Two, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 149; thence run in a southwesterly direction along the boundary of Block 2, according to the Amended Map of Woodford as recorded said Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 51, for a distance of 765.79 feet; thence turn an angle to the right of 44 degrees 17 minutes 34 seconds and run in a southwesterly direction for a distance of 799.85 feet; thence turn an angle to the left of 44 degrees 14 minutes 16 seconds and run in a southwesterly direction 799.62 feet; thence turn an angle to the right of 157 degrees 56 minutes 03 seconds and run in a northerly direction for a distance of 393.81 feet; thence turn an angle to the left of 88 degrees 20 minutes 20 seconds and run in a westerly direction for a distance of 380.32 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 26.30 feet; thence turn an angle to the left of 82 degrees 15 minutes 32 seconds and run in a northwesterly direction for a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 18 minutes 00 seconds and run in a northwesterly direction for a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 18 minutes 02 seconds and run in a northwesterly direction a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 40 minutes 36 seconds and run in a northwesterly direction for a distance of 168.91 feet; thence turn an angle to the left of 02 degrees 21 minutes 13 seconds and run in a northwesterly direction for a distance of 75.57 feet; thence turn an angle to the left of 13 degrees 52 minutes 02 seconds and run in a northwesterly direction a distance of 75.26 feet; thence turn an angle to the left of 12 degrees 14 minutes 00 seconds and run in an northwesterly direction for a distance of 310.45 feet; thence turn an angle to the left of 01 degree 56 minutes 07 seconds and run in a northwesterly direction for a distance of 104.77 feet; thence turn an angle to the left of 2 degrees 00 minutes 51 seconds and run in a northwesterly direction for a distance of 50.00 feet; thence turn an angle to the right of 90 degrees 09 minutes 05 seconds and run in a northeasterly direction a distance of 72.51 feet to a curve to the left having a central angle of 96 degrees 39 minutes 03 seconds and a radius of 25.00 feet; thence turn an angle to the left of 48 degrees 19 minutes 32 seconds to the chord of said curve and run in a northwesterly direction along the arc of said curve for a distance of 42.17 feet; thence turn an angle to the left of 48 degrees 19 minutes 32 seconds as measured from the chord of said curve and run in a westerly direction for a distance of 517.14 feet to a curve to the left having a central angle of 03 degrees 23 minutes 30 seconds and a radius of 975.00 feet; thence turn an angle to the left of 01 degrees 41 minutes 45 seconds as measured to the chord of said curve and run in a southwesterly direction along the arc of said curve for a distance of 57.72 feet; thence turn an angle to the left of 08 degrees 54 minutes 02 seconds as measured from the chord of said curve, and run in a southwesterly direction for a distance of 137.88 feet; thence turn an angle to the right of 03 degrees 52 minutes 59 seconds and run in a southwesterly direction for a distance of 81.57 feet; thence turn an angle to the left of 89 degrees 59 minutes 08 seconds and run in a southeasterly direction for a distance 50.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 10 seconds and run in a southwesterly direction for a distance of 51.14 feet to the east right of way line of Caldwell Mill Road, said point being on a curve to the left having a central angle of 04 degrees 23 minutes 02 seconds and a radius of 1,873.78 feet; thence turn an angle to the right of 89 degrees 27 minutes 33 seconds to the chord of said curve and run in a northerly direction along the arc of said curve and along the east right of way line of Caldwell Mill Road for a distance of 143.37 feet; thence turn an angle to the right of 97 degrees 11 minutes 54 seconds as measured from last described chord and leaving said right-of-way run in an easterly direction for a distance of 903.00 feet to the Southeast corner of the northeast quarter of the northwest quarter of said Section 10; thence turn an angle to the left of 91 degrees 31 minutes 40 seconds and run in a

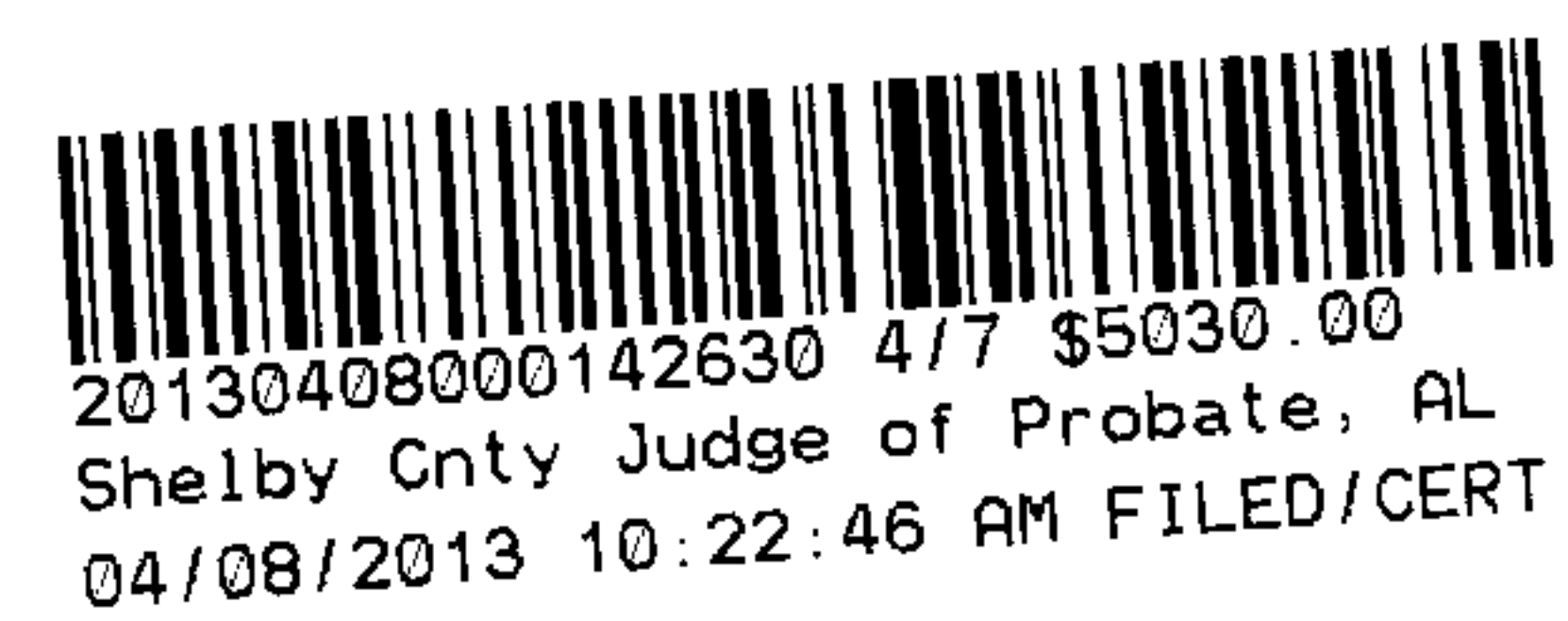


northerly direction along the locally accepted east line of said quarter section for a distance of 863.27 feet to the south right-of-way line of Crossings View; thence turn an angle to the right of 91 degrees 08 minutes 19 seconds and leaving said east line run in an easterly direction for a distance of 56.45 feet to a curve to the right having a central angle of 70 degrees 31 minutes 44 seconds and a radius of 25.00 feet; thence turn an angle of 35 degrees 15 minutes 52 seconds as measured to the chord of said curve and run in a southeasterly direction along the arc of said curve for a distance of 30.77 feet to an adjoining curve to the left having a central angle of 37 degrees 30 minutes 52 seconds and a radius of 50.00 feet; thence turn an angle of 16 degrees 30 minutes 26 seconds from the chord of the first described curve to the chord of the last described curve and run in a southeasterly direction for a distance 32.74 feet along the arc of said curve to the northwesternmost corner of Lot 485, Caldwell Crossings Fourth Sector, Phase Two; thence turn an angle to the right of 12 degrees 28 minutes 34 seconds from the chord of the last described curve run in a southeasterly direction for a distance of 164.00 feet to the southwesternmost corner of Lot 485; thence turn an angle to the left of 103 degrees 00 minutes 00 seconds and run in a northeasterly direction for a distance of 180.26 feet to the southeasternmost corner of Lot 485; thence turn an angle to the left of 51 degrees 14 minutes 05 seconds and run in a northerly direction for a distance of 80.08 feet to the southwesternmost corner of Lot 469; thence turn an angle to the right of 69 degrees 56 minutes 15 seconds and run in a northeasterly direction for a distance of 43.63 feet along the south boundary of Lot 469; thence turn an angle to the right of 20 degrees 06 minutes 52 seconds and run in an easterly direction along the south boundary line of Caldwell Crossings Fourth Sector, Phase Two for a distance of 1,327.40 feet to a point of the south line of Lot 454; thence turn an angle to the left of 26 degrees 05 minutes 09 seconds and run in a northeasterly direction for a distance 125.68 feet to the southwesternmost corner of Lot 451; thence turn an angle to the right of 17 degrees 4 minutes 57 seconds and run in a northeasterly direction for a distance of 80.00 feet along the south line of Lots 451 and 450; thence turn an angle to the right of 32 degrees 00 minutes 00 seconds and run in an southeasterly direction for a distance of 100.00 feet along the south line of Lots 450 and 449; thence turn an angle to the left of 05 degrees 24 minutes 08 seconds and run in a southeasterly direction for a distance 94.35 feet along the south line of Lots 449 and 448; thence turn an angle to the left of 17 degrees 36 minutes 58 seconds and run in an easterly direction for a distance of 586.90 feet along the south line of Lots 448 and 447 to the POINT OF BEGINNING, being the aforementioned locally accepted southeast corner of Lot 447, Caldwell Crossings Fourth Sector, Phase Two, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 149.

## PARCEL 2

A parcel of land situated in the North One-Half of Section 10, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the locally accepted southeast corner of Lot 447, Caldwell Crossings Fourth Sector, Phase Two, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 149; thence run in a southwesterly direction along the boundary of Block 2, according to the Amended Map of Woodford as recorded said Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 51, for a distance of 765.79 feet; thence turn an angle to the right of 44 degrees 17 minutes 34 seconds and run in a southwesterly direction for a distance of 799.85 feet; thence turn an angle to the left of 44 degrees 14 minutes 16 seconds and run in a southwesterly direction 799.62 feet; thence turn an angle to the right of 157 degrees 56 minutes 03 seconds and run in a northerly direction for a distance of 393.81 feet; thence turn an angle to the left of 88 degrees 20 minutes 20 seconds and run in a westerly direction for a distance of 380.32 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 26.30 feet; thence turn an angle to the left of 82 degrees 15 minutes 32 seconds and run in a northwesterly direction for a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 18 minutes 00 seconds and run in a northwesterly direction for a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 18 minutes 02 seconds and run in a northwesterly direction a distance of 96.50 feet; thence turn an angle to the right of 10 degrees 40 minutes





36 seconds and run in a northwesterly direction for a distance of 168.91 feet; thence turn an angle to the left of 02 degrees 21 minutes 13 seconds and run in a northwesterly direction for a distance of 76.57 feet; thence turn an angle to the left of 13 degrees 52 minutes 02 seconds and run in a northwesterly direction a distance of 75.26 feet; thence turn an angle to the left of 12 degrees 14 minutes 00 seconds and run in an northwesterly direction for a distance of 310.45 feet; thence turn an angle to the left of 01 degree 56 minutes 07 seconds and run in a northwesterly direction for a distance of 104.77 feet; thence turn an angle to the left of 2 degrees 00 minutes 51 seconds and run in a northwesterly direction for a distance of 50.00 feet; thence turn an angle to the right of 90 degrees 09 minutes 05 seconds and run in a northeasterly direction a distance of 72.51 feet to a curve to the left having a central angle of 96 degrees 39 minutes 03 seconds and a radius of 25.00 feet; thence turn an angle to the left of 48 degrees 19 minutes 32 seconds to the chord of said curve and run in a northwesterly direction along the arc of said curve for a distance of 42.17 feet; thence turn an angle to the left of 48 degrees 19 minutes 32 seconds as measured from the chord of said curve and run in a westerly direction for a distance of 517.14 feet to a curve to the left having a central angle of 03 degrees 23 minutes 30 seconds and a radius of 975.00 feet; thence turn an angle to the left of 01 degrees 41 minutes 45 seconds as measured to the chord of said curve and run in a southwesterly direction along the arc of said curve for a distance of 57.72 feet; thence turn an angle to the left of 08 degrees 54 minutes 02 seconds as measured from the chord of said curve, and run in a southwesterly direction for a distance of 137.88 feet; thence turn an angle to the right of 03 degrees 52 minutes 59 seconds and run in a southwesterly direction for a distance of 81.57 feet; thence turn an angle to the left of 89 degrees 59 minutes 08 seconds and run in a southeasterly direction for a distance 50.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 10 seconds and run in a southwesterly direction for a distance of 51.14 feet to the east right of way line of Caldwell Mill Road, said point being on a curve to the left having a central angle of 04 degrees 23 minutes 02 seconds and a radius of 1,873.78 feet; thence turn an angle to the right of 89 degrees 27 minutes 33 seconds to the chord of said curve and run in a northerly direction along the arc of said curve and along the east right of way line of Caldwell Mill Road for a distance of 143.37 feet; thence turn an angle to the right of 97 degrees 11 minutes 54 seconds as measured from last described chord and leaving said right of way run in an easterly direction for a distance of 221.41 feet to the POINT OF BEGINNING; from said Point of Beginning turn an angle to the left of 105 degrees 41 minutes 53 seconds and run in a northwesterly direction for a distance of 303.67 feet; thence turn an angle to the left of 104 degrees 32 minutes 47 seconds and run in a southwesterly direction for a distance of 144.31 feet; thence turn an angle to the right of 12 degrees 18 minutes 16 seconds and run in a southwesterly direction for a distance of 56.16 feet to a point on the east right-of-way line of Caldwell Mill Road and to a curve to the left having a central angle of 00 degrees 51 minutes 32 seconds and a radius of 1,740.29 feet; thence turn an angle to the right of 87 degrees 29 minutes 32 seconds as measured to the chord of said curve and run in a northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 26.09 feet; thence turn an angle to the right of 114 degrees 28 minutes 23 seconds measured from the chord of said curve and run in a southeasterly direction for a distance of 19.20 feet; thence turn an angle to the left of 22 degrees 49 minutes 48 seconds and run in a northeasterly direction for a distance of 73.73 feet; thence turn an angle to the left of 12 degrees 28 minutes 38 seconds and run in a northeasterly direction for a distance of 24.74 feet; thence turn an angle to the left of 00 degrees 02 minutes 59 seconds and run in a northeasterly direction for a distance of 65.78 feet; thence turn an angle to the left of 10 degrees 35 minutes 25 seconds and run in a northeasterly direction for a distance of 273.16 feet; thence turn an angle to the right of 13 degrees 08 minutes 54 seconds and run in a northeasterly direction for a distance of 56.80 feet; thence turn an angle to the right of 118 degrees 19 minutes 23 seconds and run in a southerly direction for a distance of 8.78 feet; thence turn an angle to the left of 125 degrees 11 minutes 44 seconds and run in a northeasterly direction for a distance of 21.67 feet; thence turn an angle to the right of 16 degrees 53 minutes 16 seconds and run in a northeasterly direction for a distance of 127.40 feet; thence turn an angle to the right of 10 degrees 34 minutes 26 seconds and run in a northeasterly direction for a distance of 55.04 feet; thence turn an angle to the left of 81 degrees 00 minutes 15 seconds and run in a northerly direction for a distance of 5.78 feet; thence turn an angle to the right of 82 degrees 03 minutes 43 seconds and run in a northeasterly direction for a distance of 44.21 feet; thence turn an angle to the left of 07 degrees 21 minutes 53 seconds and run in a northeasterly direction for a distance of 64.71 feet; thence turn an angle to the right of 01 degrees 32 minutes 17 seconds and run northeasterly for a distance of 57.80 feet; thence turn an angle to the left of 18 degrees 59 minutes 41 seconds and run in a northeasterly



direction for a distance of 67.22 feet; thence turn an angle to the left of 23 degrees 30 minutes 48 seconds and run in a northeasterly direction for a distance of 82.69 feet; thence turn an angle to the right of 41 degrees 33 minutes 22 seconds and run in a northeasterly direction for a distance of 32.67 feet to the southeast corner of Lot 438 according to the aforementioned Caldwell Crossings; thence turn an angle to the left of 76 degrees 47 minutes 55 seconds and run in a northerly direction along the east line of Lot 438 for a distance of 138.00 feet to the south right-of-way line of Crossing View; thence turn a deflection angle to the right of 89 degrees 59 minutes 56 seconds and leaving said east line run in an easterly direction along said south right-of-way line for a distance of 9.55 feet to the locally accepted east line of the northwest quarter of said Section 10; thence turn an angle to the right of 88 degrees 51 minutes 41 seconds and leaving said south right-of-way line run in a southerly direction for a distance of 863.27 feet to the southeast corner of the northeast quarter of northwest quarter of Section 10, Township 19 South, Range 2 West; thence turn an angle to the right of 91 degrees 31 minutes 40 seconds and run in a westerly direction for a distance of 681.57 feet to the POINT OF BEGINNING.


LESS AND EXCEPT: Part of the northeast quarter of the northwest quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 2" iron pipe found at the southeast corner of the northeast quarter of the northwest quarter of Section 10; thence run North 89 degrees, 07 minutes, 12 seconds West and along the south line of said quarter quarter 583.14 feet; thence run North 00 degrees, 52 minutes, 48 seconds East 97.37 feet to a ½" capped rebar set at the POINT OF BEGINNING; thence run North 14 degrees, 50 minutes, 13 seconds West 100.00 feet to a ½" capped rebar set; thence run South 75 degrees, 09 minutes, 47 seconds West 100.00 feet to a ½" capped rebar set; thence run South 14 degrees, 50 minutes, 13 seconds East 100.00 feet to a ½" capped rebar set; thence run North 75 degrees, 09 minutes, 47 seconds East 100.00 feet to the POINT OF BEGINNING.

Said parcel containing 0.23 acres, more or less.

EASEMENT: A 30 foot access and utility easement lying in and running across part of the northeast quarter of the northwest quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama and being measured 15 feet either side of the following described centerline:

Commence at a 2" iron pipe found at the southeast corner of the northeast quarter of the northwest quarter of Section 10; thence run North 89 degrees 07 minutes, 12 seconds West and along the south line of said quarter quarter 583.14 feet; thence run North 00 degrees, 52 minutes 48 seconds East 97.37 feet to a ½" capped rebar set; thence run North 14 degrees, 50 minutes, 13 seconds West 100.00 feet to a ½" capped rebar set; thence run South 75 degrees, 09 minutes, 47 seconds West 40.00 feet to the POINT OF BEGINNING; thence run North 25 degrees, 59 minutes, 03 seconds West 164.12 feet to the edge of pavement of Hoehn Drive (a public road), and the end of said centerline of easement.

  
20130408000142630 6/7 \$5030.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 10:22:46 AM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name NSH Corp.

Mailing Address 3545 Market Street  
Hoover, AL 35216

Grantee's Name 3165 Properties, LLC

Mailing Address P. O. Box 846  
Birmingham, AL 35201-0846

Property Address Land

Date of Sale April 5, 2013

Total Purchase Price \$5,000,000.00  
or Actual Value \$  
or Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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### Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date April 5, 2013

Print: NSH CORP. by Jonathan M. Belcher, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent)

