

Send tax notice to:
NSM Investments, LLC
1150 Greystone Crest
Birmingham, AL 35242

Inst # 1998-38952

This Instrument Prepared By:
Allison T. Craft
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, AL 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, WinsLoew Furniture Company, Inc., an Alabama corporation (hereinafter referred to as "Grantor"), does grant, bargain, sell and convey unto NSM Investments, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 1, of Cahaba Valley Park North, as recorded in Map Book 13, page 140 in the Probate Office of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West, and more particularly described as follows:

Commence at the centerline point of tangent station 31 + 40.12 of Cahaba Valley Parkway; thence run Northerly along the centerline of said Cahaba Valley Parkway for 54.71 feet to a point; thence 90°00'00" left and run Westerly for 30.00 feet to the point of beginning, said point being on the West right of way line of said Cahaba Valley Parkway and the Southeast corner of the Building Materials Wholesale Site; thence continue along the last stated course and along the South line of said Building Materials Wholesale Site for 220.00 feet to the southwest corner of said Building Materials Wholesale Site said point being on the West line of said Block 1, of Cahaba Valley Park North; thence 90°00'00" left and run Southerly along the West line of said Block 1 for 445.14 feet to the southwest corner of the Henry Moore Site; thence 133°38'48" left and run Northeasterly along the West line of said Henry Moore Site for 376.45 feet to the Northwest corner of said Henry Moore Site, said point being on the West right of way line of said Cahaba Valley Parkway; thence 90°00'00" left to become tangent to a curve to the right; said curve having a radius of 189.32 feet and subtending a central angle of 43°38'49"; thence run Northwesterly along the arc of said curve and along said right of way line for 144.22 feet to the end of said curve; thence at tangent to said curve run Northerly for 54.71 feet to the point of beginning.

This conveyance is made subject to the following: ,

1. The lien for ad valorem taxes due in the current year of the subsequent year but not yet payable.
2. All recorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama.

10/06/1998-38952
10:27 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
12.00

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

And Grantor for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 5th day of October, 1998.

WinsLoew Furniture ^{WLL} Company, Inc.

By Vincent A. Tortorice Jr.
Its: VP

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State of Alabama at Large, hereby certify that Vincent A. Tortorice Jr. whose name as Vice President of WinsLoew Furniture Company, Inc. 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, with due authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of October, 1998.

Audrey K. Deason
Notary Public

Audrey K. Deason
Printed Name

[NOTARY SEAL]

My Commission Expires: OCTOBER 28, 2000

Inst # 1998-28952
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10:27 AM CERTIFIED
SHELBY COUNTY JUNE 17 FRODATE
ONE HLL 12.00