

Inst # 2001-41615

**SEND TAX NOTICES TO:**

NSH CORP.

3288 Morgan Drive,

Birmingham, Alabama, 35216

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

*\$150,000  
pd by  
mtg*

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **REAMER DEVELOPMENT CORPORATION**, a corporation (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **NSH CORP.** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto and incorporated herein by this reference.

*[The purchase price recited above was paid from a mortgage loan closed herewith.]*

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above or on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 24 day of September, 2001.

**REAMER DEVELOPMENT CORPORATION**

By: [Signature]  
(Its PRESIDENT)

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Reamer, whose name as President of REAMER DEVELOPMENT CORPORATION, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 24 day of September, 2001.

  
NOTARY PUBLIC

My Commission Expires: 01/10/03

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

**EXHIBIT "A"**

**TO**

**WARRANTY DEED  
NON FOREIGN AFFIDAVIT  
AFFIDAVIT AND AGREEMENT**

Grantor: REAMER DEVELOPMENT CORPORATION  
Grantee: NSH CORP.

A parcel of land situated in the SW  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  Section 5, Township 19 South, Range 1 West and run West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 666.17 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence 89 degrees 25 minutes 25 seconds to the left in a Southerly direction a distance of 656.50 feet to the Southwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence 89 degrees 27 minutes 29 seconds to the right in a Westerly direction a distance of 566.09 feet, more or less, to a point on the Southeastern boundary of lot 83 according to the survey of Eagle Point 12<sup>th</sup> Sector, Phase II, as recorded in Map Book 23, page 82, in the Probate Office of Shelby County, Alabama, thence 126 degrees 10 minutes to the right in a Northeasterly direction along the Southeastern boundary of Lots 83 and 82 of said subdivision, a distance of 51.23 feet to a point; thence 11 degrees 42 minutes 58 seconds to the left in a Northeasterly direction along the Southeastern boundary of Lots 82, 81, 80 and 77 of said subdivision 413.28 feet to a point, said point being the Southernmost corner of Lot 76 of said Subdivision; thence 3 degrees 33 minutes 15 seconds to the right in a Northeasterly direction along the Southeastern boundary of Lots 76, 75 and 74 of said subdivision a distance of 242.91 feet to a point, said point being the Southernmost corner of Lot 73 of said subdivision; thence 1 degrees 25 minutes 25 seconds to the left in a Northeasterly direction along the Southeastern boundary of Lots 73 and 72 of said subdivision a distance of 232.65 feet to a point, said point being the Southernmost corner of Lot 71 of said subdivision; thence 27 degrees 38 minutes 05 seconds to the left in a Northerly direction along the Eastern boundary of Lot 71 of said subdivision a distance of 115.83 feet to a point, said point being the Southernmost corner of Lot 70 according to the survey of Eagle Point 12<sup>th</sup> Sector, Phase III, as recorded in Map Book 24, page 102, in the Probate Office of Shelby County, Alabama; thence continue along the last described course along the Eastern boundary of Lots 70, 69 and 68 of said (Phase III) subdivision a distance of 229.64 feet to a point; thence 38 degrees 44 minutes 15 seconds to the right in a Northeasterly direction along the Southeastern boundary of Lots 68, 67, 66, 65, 64,

## EXHIBIT "A" (continued)

63 and 62 of said (Phase III) subdivision a distance of 416.23 feet to a point; thence 6 degrees 28 minutes 55 seconds to the right in a Northeasterly direction along the Southeastern boundary of Lots 62, 61, 60, 59, 58, 57 and 56 of said (Phase III) subdivision a distance of 668.02 feet to a point on the Northern line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West, thence 46 degrees 12 minutes 03 seconds to the right and run East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 119.68 feet to the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence run South along the Eastern line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 1344.83 feet to the point of beginning.

All situated in Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2001 and subsequent years; ii) right of way to the State of Alabama for widening of Highway 280 recorded in Probate Minutes 42, page 267; iii) right of way to Shelby County recorded in Volume 278, page 893; iv) right of way granted to Alabama Power Company by instrument recorded in Volume 111, page 408, Volume 124, page 491, Volume 124, page 516, and Volume 146, page 408; v) covenants, restrictions and agreements recorded in Volume 290, page 842; and vi) restrictions or covenants and limitations recorded in Volume 206, page 448.

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ExA.ded 8/29/01 5:27PM

09/26/2001-41615  
12:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

004 CH 22.00