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

Send Tax Notice To:
Martin J.C. Jenns & Janet A. Jenns
646 Talon Trace
Birmingham, AL 35242

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

STATE OF ALABAMA)
SHELBY COUNTY)

20020806000369910 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
08/06/2002 15:49:00 FILED/CERTIFIED

That in consideration of One Hundred Ninety Eight Thousand Seven Hundred Fifteen and No/100 ($198,715.00) Dollars to the undersigned grantor, **NSH CORP.**, a corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **MARTIN J.C. JENNS** and wife, **JANET A. JENNS**, (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:

Lot 12, according to the Amended and Corrected Map of Eagle Trace-Phase I, as recorded in Map Book 29, page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 25 foot building line, as shown by recorded map; (3) 5 foot utility easement on front; 8 foot sanitary sewer easement on front and 15 foot undisturbed buffer on rear, as shown by recorded Map; (4) Restrictions as shown by recorded Map; (5) Restrictions appearing of record in Instrument 2002-288330, in the Probate Office of Shelby County, Alabama; (6) Right of way to Shelby County, recorded in Deed Volume 278, page 889, in the Probate Office of Shelby County, Alabama; (7) Right of way to the State of Alabama for widening Highway 280, recorded in Probate Minutes 42, page 267, in the Probate Office of Shelby County, Alabama; (8) Right of way to Shelby County, recorded in Volume 278, page 893, in the Probate Office of Shelby County, Alabama; (9) 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, in the Probate Office of Shelby County, Alabama; (10) Restrictions or Covenants and limitations recorded in Volume 206, page 448, in the Probate Office of Shelby County, Alabama.

The entire purchase price recited above is being paid from the proceeds of a mortgage loan closed simultaneously herein.

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 its Corporate Representative, James H. Belcher, who is authorized to execute this conveyance, hereto set its signature and seal, this 2nd day of August, 2002.

NSH CORP., a corporation

By: _____
JAMES H. BELCHER
Corporate 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 Corporate Representative 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 2nd day of August, 2002.

My Commission Expires: 08/04/05

_____
Notary Public John L. Hartman, III