

This instrument was prepared by:

John L. Hartman, III

P. O. Box 846

Birmingham, Alabama 35201

Send Tax Notice To:

Rodney Keith & Angelia E. Jones


912 Talon Way

Birmingham, AL 35242

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

STATE OF ALABAMA )

SHELBY COUNTY )

  
20030324000174020 Pg 1/1 22.50  
Shelby Cnty Judge of Probate, AL  
03/24/2003 10:23:00 FILED/CERTIFIED

That in consideration of Two Hundred Nineteen Thousand Nine Hundred Eighty Nine and 50/100 (\$219,989.50) 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 **RODNEY KEITH JONES** and wife, **ANGELIA E. JONES**, (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 64, according to the Final Plat of Eagle Trace – Phase 2, as recorded in Map Book 30, page 38, 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 easement on front, as shown by recorded Map; (4) Restrictions as shown by recorded Map; (5) Right of Way to Shelby County, recorded in Deed Volume 278, page 889, in the Probate Office of Shelby County, Alabama; (6) Right of Way to the State of Alabama for widening of Highway 280, recorded in Probate Minutes 42, page 267, in the Probate Office of Shelby County, Alabama; (7) Right of way to Shelby County, recorded in Volume 278 page 893, in the Probate Office of Shelby County, Alabama; (8) 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; (9) Restrictions or Covenants and limitations recorded in Volume 206, page 448, in the Probate Office of Shelby County, Alabama; (10) Restrictions appearing of record in Instrument 20020605000268330, in the Probate Office of Shelby County, Alabama; (11) Restrictions appearing of record in Instrument 2002118000575900 and amended by Instrument 20021209000615240, in the Probate Office of Shelby County, Alabama.

\$208,900.00 of the purchase price recited above is being paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20<sup>th</sup> March, 2003.

NSH CORP.

By: 

JAMES H. BELCHER

Corporate Representative

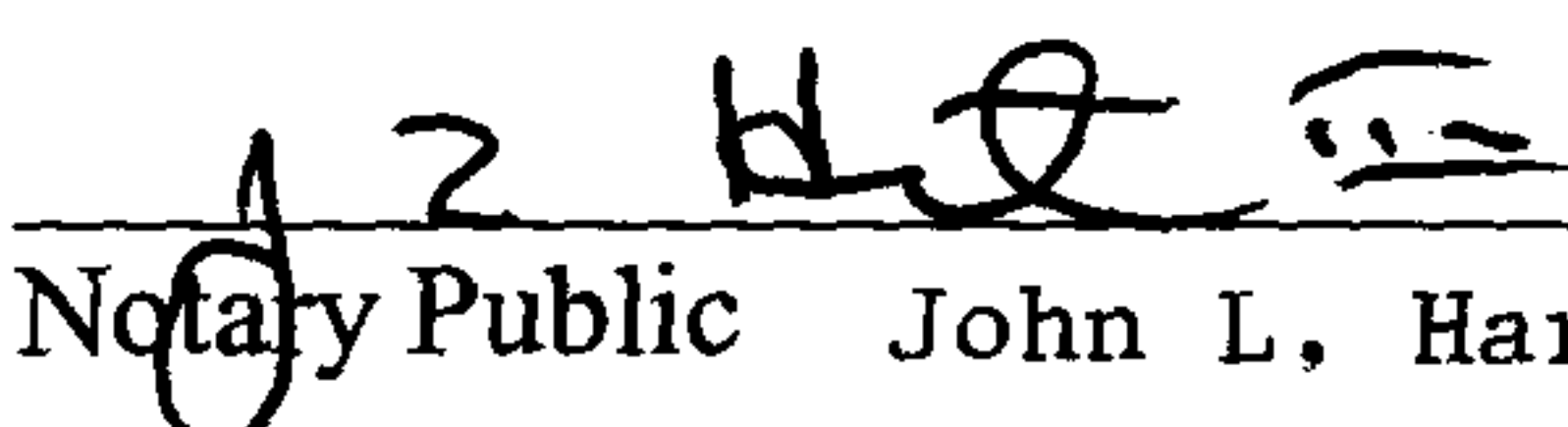
STATE OF ALABAMA)

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 20th day of March, 2003.

My Commission Expires: 08/04/05

  
Notary Public John L. Hartman, III