

This Instrument Was Prepared By:  
W. Clark Watson  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, AL 35201

Send Tax Notice To:  
Eagle Point Home Owner's Association  
9/0 Hendricks + Gillespie, P.C.  
3125 Independence Drive, Suite 101  
Homewood, AL 35209

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten <sup>Thousand (\$10,000.00)</sup> ~~Dollars (\$10.00)~~ to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, NSH CORP., an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto EAGLE POINT HOME OWNER'S ASSOCIATION, an Alabama corporation (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama described as "Common Area" on (I) the Final Plat of the Residential Subdivision: Eagle Trace – Phase 1 (formerly known as Eagle Point – 22<sup>nd</sup> Sector) recorded at Map Book 29, page 113 in the Shelby County Probate Office and (II) the Final Plat of the Residential Subdivision: Eagle Trace – Phase 2 (formerly known as Eagle Point – 22<sup>nd</sup> Sector) recorded at Map Bok 30, page 38 in the Shelby County Probate Office (together, the "Common Areas").

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

The Common Areas are conveyed to the Grantee subject to the following:

1. Any lien or charge for general or special taxes or assessments not yet delinquent.
2. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Common Areas.
3. Easements, covenants, reservations, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed and delivered on MAY 28, 2004.

NSH CORP.

By: James A. Belcher  
Its: Corporate Representative

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                 )

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. 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 28<sup>th</sup> day of MAY, 2004.

Carl S. Sarge  
Notary Public

[Notarial Seal]

My Commission expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 8, 2007  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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