


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

Send Tax Notice To:
Efim S. Statnikov and
Liubov Statnikova
817 Meadow Ridge Lane
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED (Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)

SHELBY COUNTY)


20041018000573380 Pg 1/2 92.00
Shelby Cnty Judge of Probate, AL
10/18/2004 13:21:00 FILED/CERTIFIED

That in consideration of Two Hundred Sixty-seven Thousand Six Hundred Sixty-two and 11/100 (\$267,662.11) Dollars to the undersigned grantor, **NSH CORP.**, an Alabama 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 **EFIM S. STATNIKOV** and **LIUBOV STATNIKOVA**, herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45, according to the map of Meadow Brook Cluster Homes – 2nd Sector, as recorded in Map Book 22, page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 10 feet reserved from Meadow Ridge Lane, and building setback line of 25 feet reserved from rear, as shown by recorded plat; (3) Utility easements as shown by recorded plat, including 5 foot within building setback line, 5 foot sewer easement along the northeasterly line and a 10 foot sewer easement running irregularly through the rear building setback line; (4) Restrictions, covenants and conditions as set out in Book 23, page 621 and page 931; Book 216, page 538, and Inst. #1997-36985 in Probate Office; (5) Right of Way granted to Alabama Power Company as set out in Deed Book 75, page 649, Deed Book 17, page 449, Deed Book 171, page 174, and Inst. #1999-12014, in the Probate Office of Shelby County, Alabama; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 66, page 34, Deed Book 32, page 48 and Deed Book 28, page 581 in Probate Office; (7) Restrictions, covenants, and conditions as set out in Map Book 22, page 110, in Probate Office; (8) Encroachment of deck into the rear setback line and easement as shown by the survey of Walter W. Wickstrom, Jr. dated August 26, 2004; (9) Encroachment of driveway into the easement as shown by the survey of Walter W. Wickstrom, Jr. dated August 26, 2004.

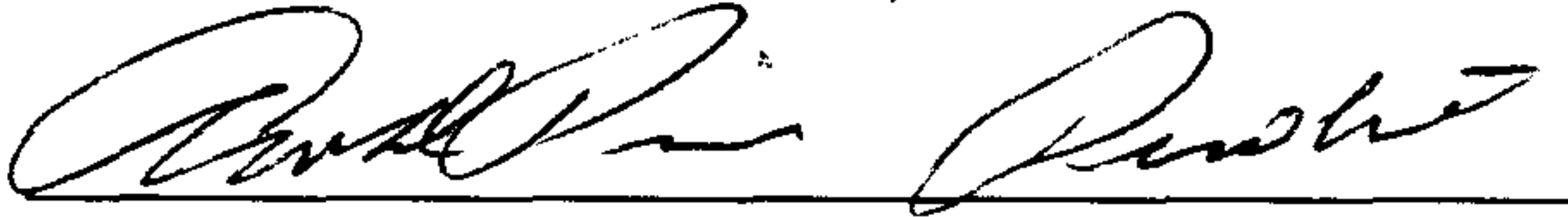
\$190,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 President, Arnold Prince, who is authorized to execute this conveyance, hereto set its signature and seal, this the 14th day of October, 2004.

PRINCE HOMEBUILDERS, INC.

By: 
Arnold Prince
President

STATE OF ALABAMA)

20041018000573380 Pg 2/2 92.00
Shelby Cnty Judge of Probate,AL
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JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arnold Prince, whose name as President of PRINCE HOMEBUILDERS, INC., 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 14th day of October, 2004.

My Commission Expires: 08/04/05

J. Z. H. E. E.
Notary Public