

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

Send Tax Notice To:
Carolyn S. Lange
Andrew M. Lange
665 Talon Trace
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)

~~\$ 10,000~~ -CSL


20041112000620900 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
11/12/2004 09:42:00 FILED/CERTIFIED

That in consideration of One Thousand and no/100 and the assumption of the mortgage described below (\$ 1,000.00-----) 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 _____

CAROLYN S. LANGE and ANDREW M. LANGE

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Grantees herein assume and agree to pay that certain mortgage from NSH Corp. to Colonial Bank, N.A., dated 06/22/04 in the original principal amount of \$164,000 recorded on 06/25/04 in Instrument 20040625000347760 in the Probate Office of Shelby County, AL.

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 Corporate Representative, James H. Belcher, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of September, 2004.

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 28th day of September, 2004.

My Commission Expires: 08/04/05


Notary Public John L. Hartman, III

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 22, according to the Amended and Corrected Map of Eagle Trace Phase 1, as recorded in Map Book 29, page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) All easements, restrictions and reservations of record; (3) Mortgage from NSH Corp. to Colonial Bank, N.A., dated 06/22/04 and recorded on 06/25/04 in Instrument 20040625000347760 in the Probate Office of Shelby County, Alabama.