This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Lyle S. Nickles
3040 Valley Ridge Road
Birmingham, AL 35242

20050523000247500 1/2 $27.00
Shelby Cnty Judge of Probate, AL
05/23/2005 09:04:15AM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of **Two Hundred Fifty-two Thousand and No/100----------($252,000.00) Dollars,** to the undersigned grantor, **INVESTMENT ASSOCIATES, LLC,** an Alabama limited liability company, (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 **Lyle S. Nickles** herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said grantee, his, her or their assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of May, 2005.

INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company

By: NSH CORP., Its Member

By: _____
Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as Authorized Agent of NSH CORP., a corporation as Member of Investment Associates, LLC, an Alabama limited liability company, 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 17tth day of May, 2005.

My Commission Expires: August 4, 2005

_____
Notary Public John L. Hartman, III

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax:$13.00

20050523000247500 2/2 $27.00
Shelby Cnty Judge of Probate,AL
05/23/2005 09:04:15AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45, in the Probate Office of Shelby

SUBJECT TO: 1) Taxes and assessments for the year 2005, and subsequent years, which are not yet due and payable; 2) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878, in the Probate Office of Shelby County, Alabama; 3) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; 4) Easement recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; 5) Easement for Alabama Power Company recorded in Real 340, page 804,Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, Page 816, Real 105, page 874 and Real 131, page 753, in the Probate Office of Shelby County, Alabama; 6) Restrictions appearing of record in Real 268, page 605, in the Probate Office of Shelby County, Alabama; 7) Easement to Shelby County Education Board recorded in Instrument 1999-29881, in the Probate Office of Shelby County, Alabama; 8) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; 9) Coal, oil, gas, and other mineral interests in, to or under the land herein described are not insured; 10) Declaration of Protective Covenants (Residential) as recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama; 11) Easement Agreement recorded in Instrument 20041221000695220, in the Probate Office of Shelby County, Alabama.

$239,400 of the above recited purchase has been closed by a mortgage loan closed simultaneously herewith.