


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

Send Tax Notice To:  
Lee & Jacqueline M. Teague  
3016 Valley Ridge Road  
Birmingham, AL 35242

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

STATE OF ALABAMA )

SHELBY COUNTY )

  
20050725000370180 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
07/25/2005 10:48:59AM FILED/CERT

That in consideration of Two Hundred Ninety-eight Thousand Nine Hundred Forty-nine and  
no/100----- (\$298,949.00-----) 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  
Lee Teague and Jacqueline M. Teague,  
(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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

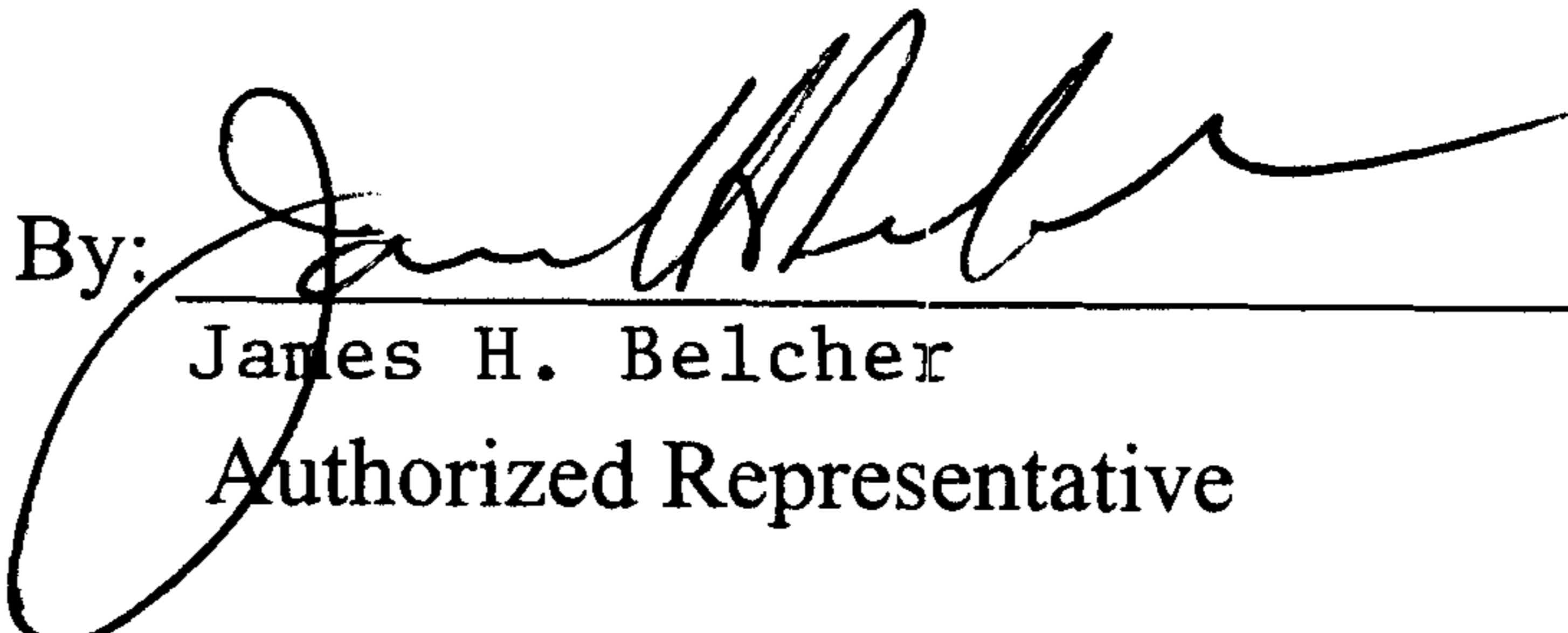
\$269,000 of the purchase price recited above has been paid from the proceeds of  
mortgage loans closed simultaneously herewith.

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 NSH CORP., by its Authorized Representative,  
who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of  
July, 2005.

INVESTMENT ASSOCIATES, LLC, an Alabama  
limited liability company

By: NSH CORP., Managing Member

By:   
James H. Belcher  
Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

Shelby County, AL 07/25/2005  
State of Alabama  
Deed Tax: \$30.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
James H. Belcher, whose name as Authorized Representative of NSH CORP., a  
corporation, as Managing 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 15th day of July,  
2005.

My Commission Expires: 08/04/05

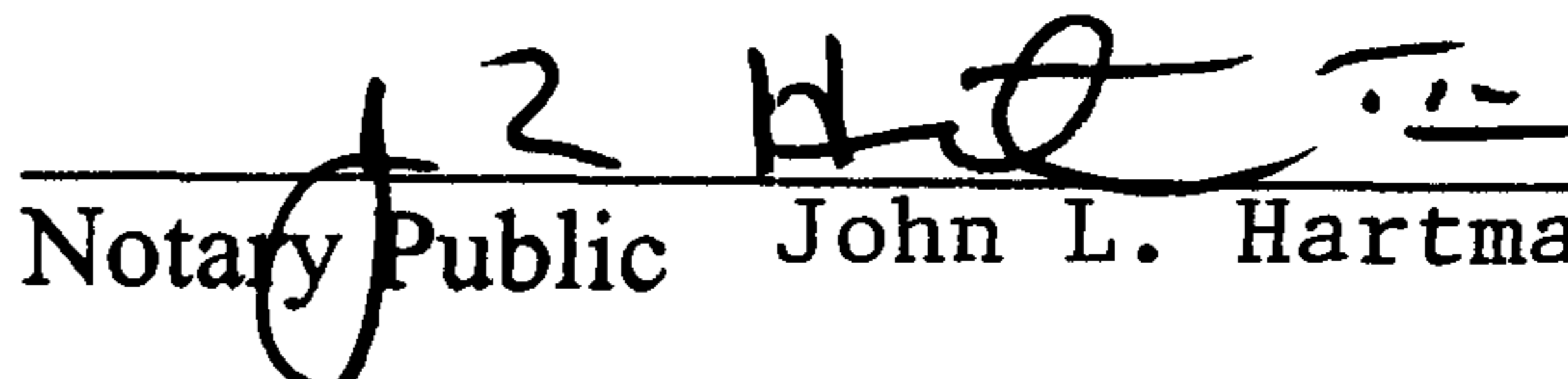
  
Notary Public John L. Hartman, III

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 13, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (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 875 and Real 131, page 763, 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) Agreement with Shelby County Education Board recorded in Instrument 1999-29881 in the Probate Office of Shelby County, Alabama; (8) Agreement with BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; (9) Declaration of Protective Covenants (Residential) recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (10) Easement agreement recorded in Instrument 20041221000695220 in the Probate Office of Shelby County, Alabama.

Grantor makes no warranties as to title to the mineral and mining rights of the property being conveyed.