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

Send Tax Notice To:
Hugh M. Flanagan
Jessica Flanagan
4046 Highland Ridge Road
Birmingham, AL 35242

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

COMBUNITORY WARRANT DI	LED – Jointly for Life with Remainder to Survivor
STATE OF ALABAMA)	200510210005
SHELBY COUNTY )	20051021000548630 1/2 \$15.00 Shelby Cnty Judge of Probate,AL 10/21/2005 11:25:22AM FILED/CERT
	Thousand and No/100
to the undersigned grantor, INVESTMENT ASSOMETICAL (herein referred to as GRANTOR) in hand paid acknowledged, the said GRANTOR does by Hugh M. Flanagan and Jessica Flanagan (herein referred to as Grantees), for and during their	OCIATES, LLC, an Alabama limited liability company by the grantees herein, the receipt whereof is hereby these presents, grant, bargain, sell and convey unto joint lives and upon the death of either of them, then to the
described real estate, situated in Shelby County, Alab	contingent remainder and right of reversion, the following pama, to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGA	AL DESCRIPTION.
\$242,000 of the purchase price recited abov mortgage being recorded simultaneously here	
either of them, then to the survivor of them in fee sir together with every contingent remainder and right of and assigns, covenant with said Grantees, their heirs premises, that they are free from all encumbrances aforesaid, and that it will and its successors and assig their heirs, executors and assigns forever, against the	Intees, for and during their joint lives and upon the death of mple, and to the heirs and assigns of such survivor forever freversion. And said Grantor does for itself, its successors and assigns, that it is lawfully seized in fee simple of said, that it has a good right to sell and convey the same as an shall, warrant and defend the same to the said Grantees lawful claims of all persons.  TOR, by NSH CORP., by its Authorized Representative.
who is authorized to execute this conveyance, here of the original of the orig	eto set its signature and seal, this the 5th day of
	INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company
	By: NSH CORP., Managing Member
	By: James H. Belcher Authorized Representative
STATE OF ALABAMA) JEFFERSON COUNTY)	
James H. Belcher , whose na corporation, as Managing Member of INVESTME company, is signed to the foregoing conveyance and	nd for said County, in said State, hereby certify that time as Authorized Representative of NSH CORP., a ENT ASSOCIATES, LLC, an Alabama limited liability who is known to me, acknowledged before me on this day see, he, as such officer and with full authority, executed the in.
Given under my hand and official seal of 120 of	this <u>5th</u> day of <u>October</u> ,
My Commission Expires: 08/04/09	Notary Public John L. Hartman, III

## 20051021000548630 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 10/21/2005 11:25:22AM FILED/CERT

## EXHIBIT "A"

## LEGAL DESCRIPTION

Lot 43, 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 to 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 or Covenants 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) Declaration of Protective Covenants (Commercial) as recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (10) Declaration of Protective Covenants (Residential) as recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (11) Rights of others in and to that certain Reciprocal Easement Agreement recorded in Instrument 20031205000788530 in the Probate Office of Shelby County, Alabama; (12) Map Book 34, Page 45 A &B shows reservation for sink hole prone areas.

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