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

Send Tax Notice To: Alan B. Kay & Donna S. Kay 4023 Highland Ridge Road Birmingham, AL 35242

CORPORATION FORM WARRANTY DEI	ED – Jointly for Life with Remainder to Survivor
STATE OF ALABAMA)	20051115000597290 1/2 \$14.50
SHELBY COUNTY)	Shelby Cnty Judge of Probate, AL 11/15/2005 02:45:41PM FILED/CERT
That in consideration ofTwo Hundred Ninety fo	ur Thousand Two Hundred Fifty-four and (\$ 294,254.00) Dollar
to the undersigned grantor, INVESTMENT ASSO (herein referred to as GRANTOR) in hand paid	CIATES, LLC, an Alabama limited liability company by the grantees herein, the receipt whereof is herebynese presents, grant, bargain, sell and convey unto
	oint lives and upon the death of either of them, then to the contingent remainder and right of reversion, the following ama, to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGA	L DESCRIPTION.
\$294,250 of the purchase price recited above a first and second mortgage loan executed si	
either of them, then to the survivor of them in fee sin together with every contingent remainder and right of and assigns, covenant with said Grantees, their heirs premises, that they are free from all encumbrances,	ntees, for and during their joint lives and upon the death on ple, and to the heirs and assigns of such survivor forever reversion. And said Grantor does for itself, its successor and assigns, that it is lawfully seized in fee simple of said that it has a good right to sell and convey the same a ms shall, warrant and defend the same to the said Grantees lawful claims of all persons.
IN WITNESS WHEREOF, the said GRANT who is authorized to execute this conveyance, here November, 20	OR, by NSH CORP., by its Authorized Representative to set its signature and seal, this the <u>11th</u> day o
	INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company
	By: NSH CORP., Managing Member
Shelby County, AL 11/15/2005 State of Alabama	By: James H. Belcher
Deed Tax:\$.50	Anthorized 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	d for said County, in said State, hereby certify that me as Authorized Representative of NSH CORP., an Alabama limited liability who is known to me, acknowledged before me on this days, he, as such officer and with full authority, executed the .
Given under my hand and official seal to 20_05	this <u>llth</u> day of <u>November</u>
My Commission Expires: 08/04/05	Notary Public John L. Hartman, III

20051115000597290 2/2 \$14.50 Shelby Cnty Judge of Probate, AL 11/15/2005 02:45:41PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 54, 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) 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 (Residential) as 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; (11) Restrictions appearing of record in Instrument 20050110000014390 in the Probate Office of Shelby County, Alabama; (12) Restrictions regarding Alabama Power Company by instrument recorded in Instrument 20050204000058110 in the Probate Office of Shelby County, Alabama; (13) Right of way to Residential Association, recorded in Instrument 20050425000197760 in the Probate Office of Shelby County, Alabama; (14) Restrictions as shown by recorded Map; (15) Drainage Easement Encroachment Agreement recorded in Instrument 20050309000108410 in the Probate Office of Shelby County, Alabama; (16) Sink Hole Prone Areas as shown by Map Book 34, page 45 A and B 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.