


This instrument was prepared by:
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P. O. Box 846
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20070730000352460 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/30/2007 10:40:59AM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Million Six Hundred Eight Thousand Eight Hundred Forty and no/100 (\$1,608,840.00) 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 **SAWABE PROPERTIES, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 88A, 89A, 94A, 101A, 123A, 126A, 132A, 141A, 144A and 147A, according to the Final Plat of Residential Subdivision Inverness Cove Phase 2 Resurvey #1, as recorded in Map Book 36, page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement to Alabama Power Company recorded in Real 365, page 785; Real 365, page 819 and Instrument 1994/34517 in the Probate Office of Shelby County, Alabama; (3) Easement to City of Hoover, as recorded in Instrument 1998/24499, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27 in the Probate Office of Shelby County, Alabama; (5) Easement to City of Hoover, as recorded in Real 365, page 871, in the Probate Office of Shelby County, Alabama; (6) Declaration of Protective Covenants as recorded in Instrument 20050113000020870 in the Probate Office of Shelby County, Alabama; (7) Declaration of Protective Covenants as recorded in Instrument 20051006000521560 and amended in Instrument 20060130000047870 in the Probate Office of Shelby County, Alabama; (8) Building line(s) as shown by recorded map; (9) Easement(s) as shown by recorded map; (10) Restrictions as shown by recorded map.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan executed simultaneously herewith.


TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., Member, by its Chief Executive Officer, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of July, 2007.

INVESTMENT ASSOCIATES, LLC, an Alabama
limited liability company

By: NSH CORP., an Alabama corporation,
Managing Member

By: 
Dwight A. Sandlin
Chief Executive Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dwight A. Sandlin, whose name as Chief Executive Officer 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 25th day of July, 2007.

My Commission Expires:

Geretta Lynne White
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 13, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS