

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

Send Tax Notice To:

453.90

20080129000037830 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
01/29/2008 02:59:58PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Four Hundred Eighty-five Thousand Three Hundred Twenty and no/100
----- (\$ 485,320.00-----) Dollars
to the undersigned grantor, **CAHABA BEACH INVESTMENTS, 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
MAB SERVICES, LLC,
(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.

Mtg tax
on \$445,500.00
\$445,500.00
Applied towards
purchase

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

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 16th day of
January, 20 08.

CAHABA BEACH INVESTMENTS, LLC, an
Alabama limited liability company

By: NSH CORP., Sole Member

By: James H. Belcher
Authorized Representative

Shelby County, AL 01/29/2008
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Sole Member of CAHABA BEACH INVESTMENTS, 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 limited liability company.

Given under my hand and official seal this 16th day of January,
20 08.

My Commission Expires: 08/04/08

John L. Hartman, III
Notary Public

Encl. Houston

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 1022 and Unit 1024, Building 10, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74 and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama; (8) Easement to BellSouth, as recorded in Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (9) Declaration of Condominium of Edenton Office Condominium which is recorded in Instrument 20070410000163990 and First Amendment to Declaration to Instrument 20070817000390020 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto; (10) Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto.

Grantor makes no warranties as to title to the mineral and/or mining rights herein.