


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

Send Tax Notice To:
Lauren A. Morgan
1516 Laurens Court
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20080201000042570 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
02/01/2008 01:01:39PM FILED/CERT

That in consideration of Two Hundred Seven Thousand Two Hundred Ninety Five and No/100 Dollars
(\$ 207,295.00) 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
Lauren A. Morgan,
(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.

\$185,029.00 of the purchase price recited above is being paid by a mortgage
recorded simultaneously herewith.

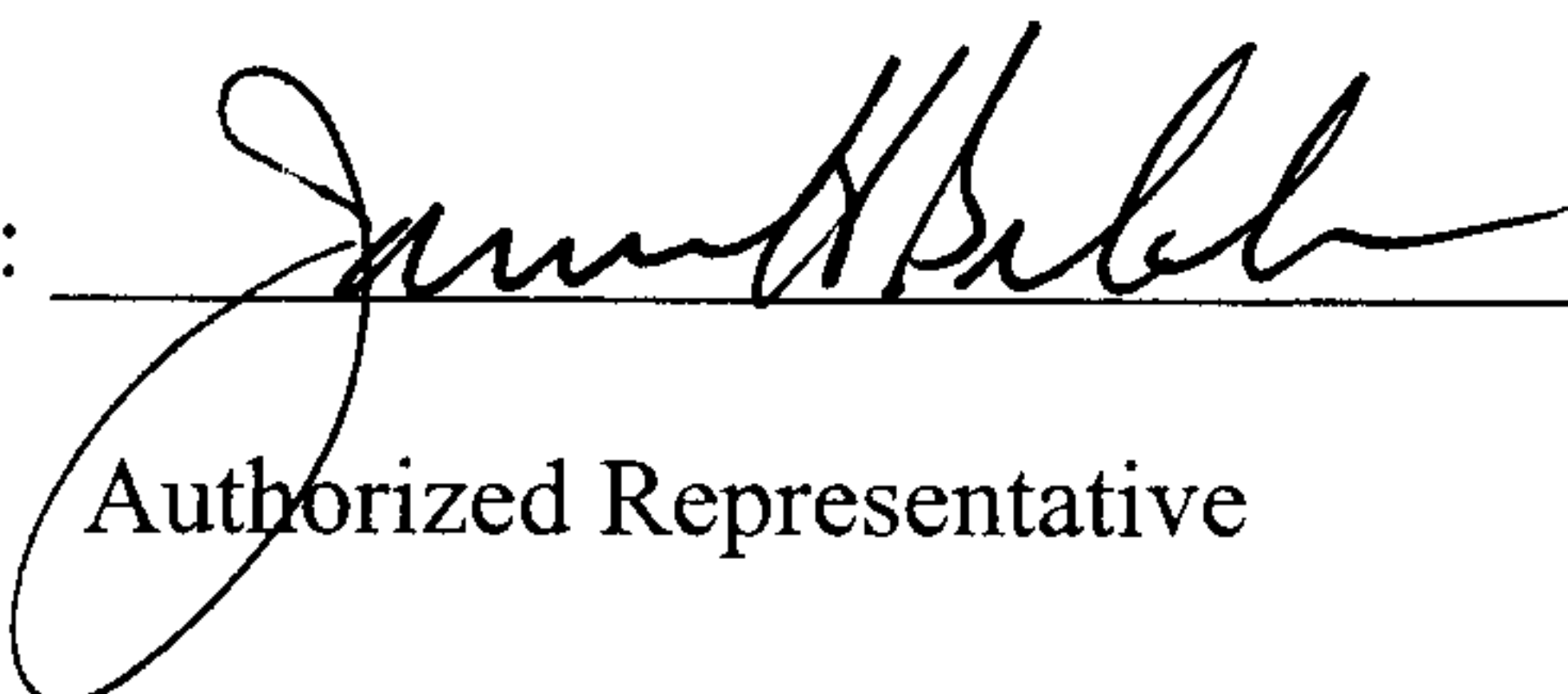
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his, her or 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 Grantee, his, her or 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 31st day of
January, 20 08.

INVESTMENT ASSOCIATES, LLC, an Alabama
limited liability company

By: NSH CORP., Managing Member

By: 
Authorized Representative

Shelby County, AL 02/01/2008
State of Alabama

Deed Tax: \$22.50

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 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 31st day of January,
20 08.

My Commission Expires:

08/04/2009



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 114, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, page 134, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (3) Right of way granted to Alabama Power Company by instrument recorded in Real 84, page 298; Real 340, page 804; Real 365, page 785; Instrument 1994-34517 and Instrument 1993-7531, in the Probate Office of Shelby County, Alabama; (4) Right of way to the City of Hoover, recorded in Real 365, page 871 and Instrument 1998-24499, in the Probate Office of Shelby County, Alabama; (5) Right of way to Southern Life & Health Insurance, recorded in Real 169, page 389, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants appearing of record in Instrument 20060411000166620 and Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama.



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