

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

Send Tax Notice To:  
Sawabe Properties, LLC  
3545 Market Street  
Hoover, AL 35226

**STATUTORY WARRANTY DEED**



20081125000449450 1/3 \$626.50  
Shelby Cnty Judge of Probate, AL  
11/25/2008 10:35:18AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Ten and no/100 Dollars to the undersigned Grantor and the assumption of \$609,219.00 of the mortgage indebtedness described below, CAHABA BEACH INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Grantee herein assumes and agrees to pay \$609,219.00 of that certain mortgage from Cahaba Beach Investments, LLC to Compass Bank, recorded in Instrument 20050525000254490 on May 25, 2005 in the original principal amount of \$3,943,000.00.

This instrument was prepared without the benefit of title insurance at the request of the parties, and the preparer makes no warranties as to title to the property described herein.

SUBJECT TO: (1) Current taxes; (2) All easements, restrictions and reservations of record.

TO HAVE AND TO HOLD unto the said grantee, its successors 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 18<sup>th</sup> day of November, 20 08.

Shelby County, AL 11/25/2008  
State of Alabama

Deed Tax: \$609.50

CAHABA BEACH INVESTMENTS, LLC, an  
Alabama limited liability company

By: NSH CORP., Sole Member

By:

[Signature]  
Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan 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 18<sup>th</sup> day of November, 20 08.

My Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 30, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[Signature]  
Notary Public



20081125000449450 2/3 \$626.50  
Shelby Cnty Judge of Probate, AL  
11/25/2008 10:35:18AM FILED/CERT

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL I:**

Unit 1212, Building 12, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, and the First Amendment to Declaration as recorded in 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, and as recorded in 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 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, 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"

**PARCEL II:**

Units 112 and 122, Building 1, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, and the First Amendment to Declaration as recorded in 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, and as recorded in 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 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, 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 and Instrument 20061212000601460 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 Easement for Edenton Office Condominium as recorded in Instrument 20070216000072120 in the Probate Office of Shelby County, Alabama; (10) 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; (11) 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.