


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

Send Tax Notice To:
Julie E. McCune
1545 Laurens Street
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED


20081229000476550 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
12/29/2008 01:56:26PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Two Hundred Twenty Five Thousand Thirty One and No/100
----- (\$ 225,031.00) 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
Julie E. McCune,
(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.

\$180,024.00 of said purchase price recited above is being paid by a mortgage
loan closed and recorded simultaneously herewith.

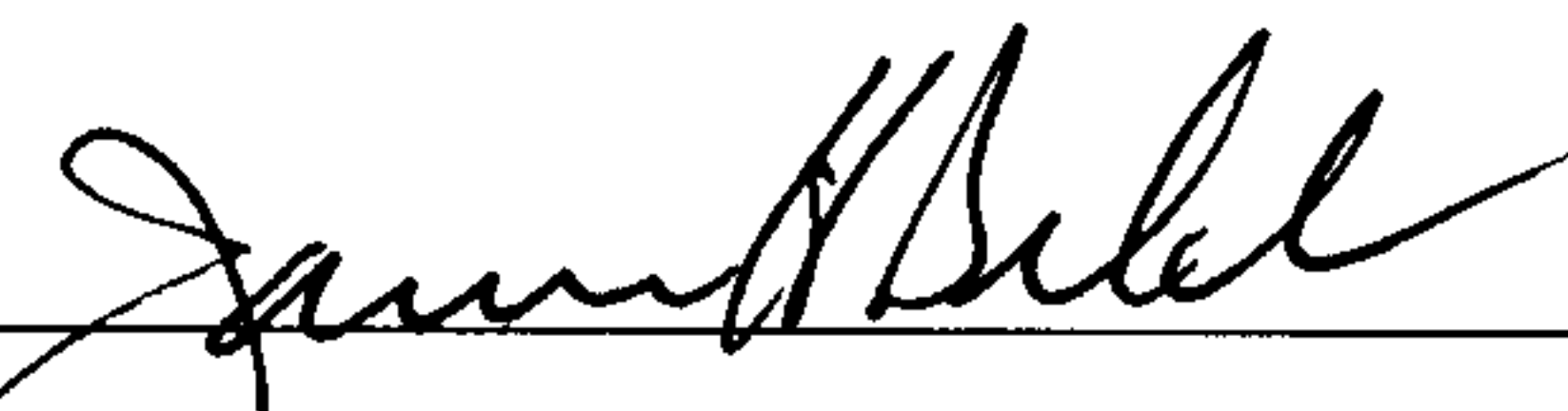
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

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 23rd day of
December, 2008.

INVESTMENT ASSOCIATES, LLC, an Alabama
limited liability company

By: NSH CORP., Managing Member

By: 
Authorized Representative

Shelby County, AL 12/29/2008
State of Alabama

Deed Tax: \$45.00

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 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 23rd day of December,
2008.

My Commission Expires:
08/04/2009


Notary Public



20081229000476550 2/2 \$59.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 96A, according to the Final Plat of the Residential Subdivision Beaumont Phase 4, Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39, page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (3) 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; (4) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (5) Grant of Land Easement and Restrictions recorded in Instrument 20070418000180130, in the Probate Office of Shelby County, Alabama; (6) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama; (7) Grant of Land Easement with Restrictive Covenants appearing of record in Instrument 20071109000517680, in the Probate Office of Shelby County, Alabama; (8) Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (9) Building line(s) and easement(s) as shown by recorded map.