


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

Send Tax Notice To:
Kenneth Ryan Hand
Kristen Kelly Armstrong
133 Enclave Avenue
Calera, AL 35040

CORPORATION FORM WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY
~~JEFFERSON~~ COUNTY)


20100504000137130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/04/2010 12:54:12 PM FILED/CERT

That in consideration of One Hundred Twenty Four Thousand Nine Hundred and No/100
----- (\$ 124,900.00) Dollars
to the undersigned grantor, **NSH CORP.**, an Alabama corporation, (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 Kenneth Ryan Hand and wife,
Kristen Kelly Armstrong, (herein referred to as Grantees), for and during their
joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in ~~Jefferson County,~~
~~Alabama, Bessemer Division, to-wit:~~ SHELBY COUNTY, ALABAMA TO-WIT:

See attached Exhibit "A"

\$127,448.00 of said purchase price recited above is being paid by a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, for and during their joint lives and upon the death of
either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever,
together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors
and assigns, covenant with said Grantees, 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 Grantees,
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 29th day of
April, 2010.

NSH CORP.

By: 

Authorized Representative

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., an
Alabama corporation, 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 29th day of April, 2010.

My Commission Expires:
08/04/2013


Notary Public

EXHIBIT "A"

Lot 67, according to the Survey of The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Current Taxes; (2) Easement and highway right of way recorded in Volume 197, Page 259, in the Probate Office of Shelby County, Alabama; (3) The 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; (4) Easement to BellSouth Telecommunications, as recorded in Instrument 20060815000396460, in the Probate Office of Shelby County, Alabama; (5) Declaration of Protective Covenants of The Enclave appearing of record in Instrument 20061129000577080 and amended in 20100303000062500 in the Probate Office of Shelby County, Alabama; (6) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20070517000230970 in the Probate Office of Shelby County, Alabama.