


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

Send Tax Notice To:
Steven D. Cox
23100 Portobello Road, Unit 100
Birmingham, AL 35242

STATUTORY WARRANTY DEED


20100602000173170 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/02/2010 10:43:16 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Two Hundred Seventy Three Thousand Five Hundred and no/100s
(\$ 273,500.00) 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
Steven D. Cox,
(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.

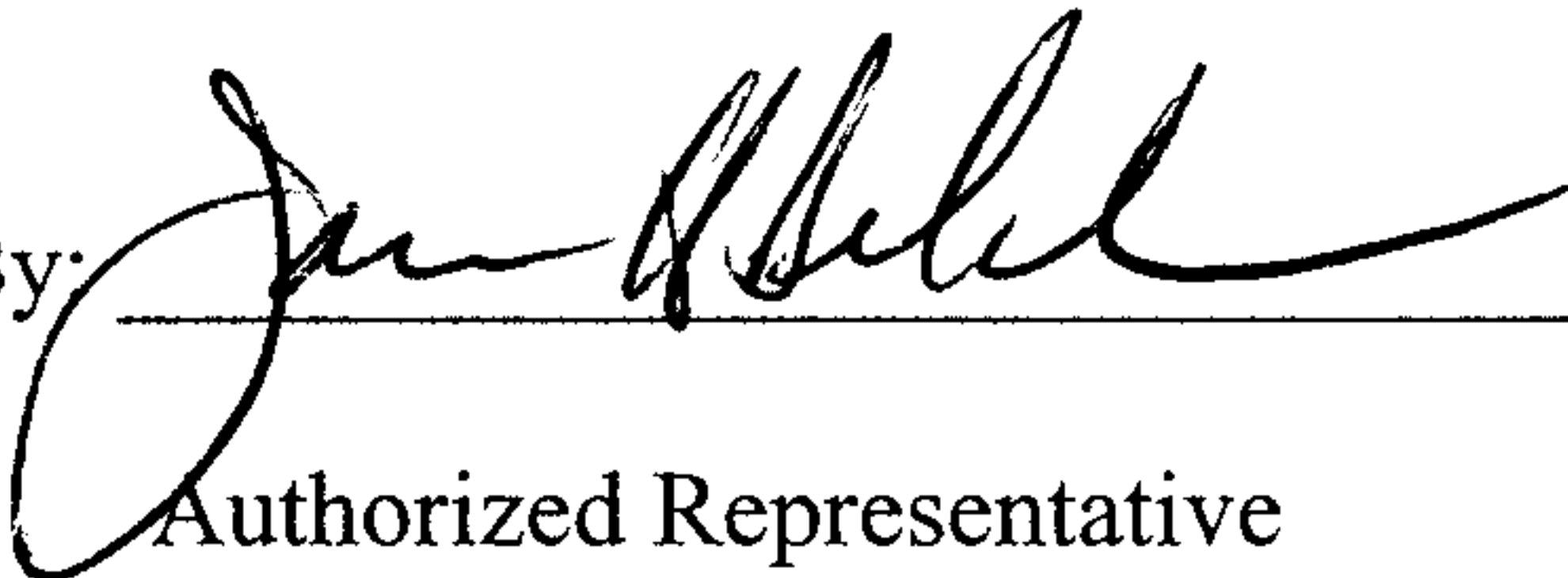
\$268,545.00 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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 27th day of
May, 20 10.

CAHABA BEACH INVESTMENTS, LLC, an
Alabama limited liability company

By: NSH CORP., Sole Member

By: 
Authorized Representative

Deed Tax : \$5.00

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 27th day of May,
20 10.

My Commission Expires:
August 4, 2013

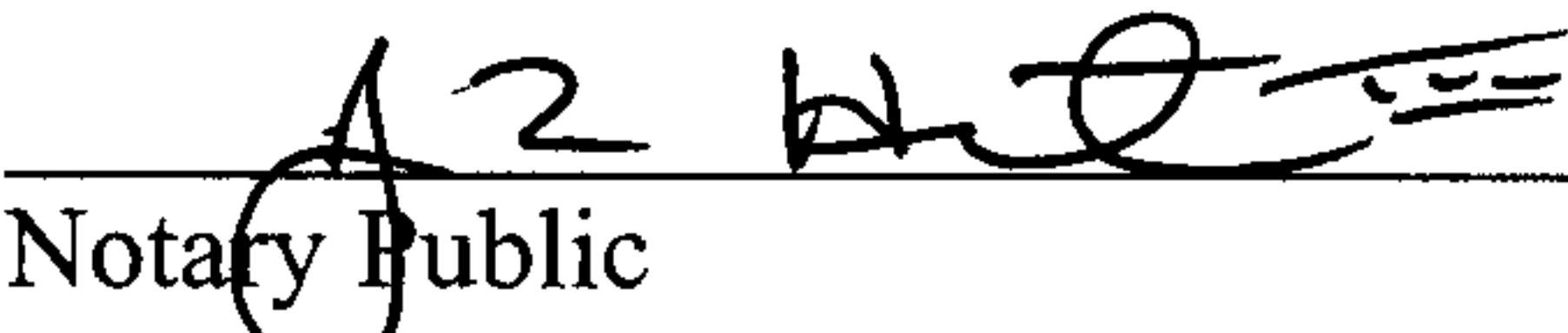

Notary Public

EXHIBIT "A"

Unit 100, Building 23 in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 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, a Condominium, in MB 38, pg 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in MB 39, Pg 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in MB 39, Pg 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in MB 39, Pg 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in MB 40, Pg 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners 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". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Pg 187, Deed Book 185, pg 120, Real 105, pg 861 and Real 167, pg 335 in the Probate Office of Shelby County, Alabama; (2) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama; (3) 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; (4) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (5) Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (6) 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; (7) Declaration of Condominium of Edenton , a Condominium, which is recorded in Instrument 20070420000184480, 1st Amendment to Declaration of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, in the Probate Office of Shelby County, Alabama, and any further amendments thereto; (8) Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama; (9) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Pg 186, in the Probate Office of Shelby County, Alabama; (10) Restrictions as set out in Real 54, pg 199, in the Office of the Judge of Probate of Shelby County, Alabama; (11) Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Exclusive Access and Easement agreement granted to Alexander Jones in Instrument 20080616000243110, in the Office of Judge of Probate of Shelby County, Alabama; (14) Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023560, in the Office of the Judge of Probate of Shelby County, Alabama.