

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201


Send Tax Notice To:

Steven J. Scaro
Sherren P. Scaro
1073 Beaumont Avenue
Birmingham, AL 35242

QUIT CLAIM DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY


20100813000260080 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/13/2010 02:18:53 PM FILED/CERT

That in consideration of One Hundred and no/100 Dollars (\$100.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, INVESTMENT ASSOCIATES, LLC, an Alabama limited liability company (herein referred to as GRANTOR), does hereby remise, release, quit claim and convey unto **STEVEN J. SCARO** and **SHERREN P. SCARO**, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by NSH CORP., its Authorized Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 30th day of July, 2010.

INVESTMENT ASSOCIATES, LLC, an
Alabama limited liability company

By: NSH CORP., Sole Member

By: 
Its: Authorized Representative

Deed Tax : \$1.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Bulcher, whose name as Authorized Representative of NSH Corp., an Alabama corporation, as Sole 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 11th day of Aug, 2010.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 5, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Strip Adjacent to Lot 36, Beaumont - Phase 4

A parcel of land situated in the Northwest Quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, said parcel also being a part of Beaumont – Phase 4 as recorded in Map Book 38, Page 134 in the office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the southernmost corner of Lot 36 according to Beaumont – Phase 4 as recorded in Map Book 38, Page 134 in the office of the Judge of Probate, Shelby County, Alabama, said POINT OF BEGINNING also being on the northwesterly right-of-way line of Beaumont Avenue (right-of-way width: 50 feet); thence leaving said right-of-way line run in a northwesterly direction along the southwesterly line of Lot 36 for a distance of 112.06 feet to the southeasterly line of a 20-foot wide alley; thence turn an interior angle to the left of 90 degrees 02 minutes 15 seconds and leaving said southwesterly line run in a southwesterly direction along said southeasterly line of a 20-foot wide alley for a distance of 12.00 feet to the northwesterly line of Lot 35; thence turn an interior angle to the left of 89 degrees 57 minutes 45 seconds and leaving said southeasterly line run in a southeasterly direction along said northwesterly line of Lot 35 for a distance of 113.15 feet to the aforementioned northwesterly right-of-way line of Beaumont Avenue and to a nontangent curve to the left having a radius of 200.00 feet, a central angle of 03 degrees 27 minutes 08 seconds, and a chord of 12.05 feet which forms an interior angle to the left of 84 degrees 50 minutes 49 seconds as measured from the previous course; thence leaving said northwesterly line of Lot 35 run in a northwesterly direction along said right-of-way line and along the arc of said curve for a distance of 12.05 feet to the POINT OF BEGINNING.

Containing 0.03 acres (1350 square feet) more or less.