

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

Send Tax Notice To:  
Cynthia K. Germond  
1233 Boundary Street  
Birmingham, AL 35242

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Three Hundred Ten Thousand and No/100  
----- (\$ 310,000.00 ) 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  
Cyntha K. Germond,  
(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.

\$273,710.00 of the purchase price recited above is being paid by a  
mortgage loan closed 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.

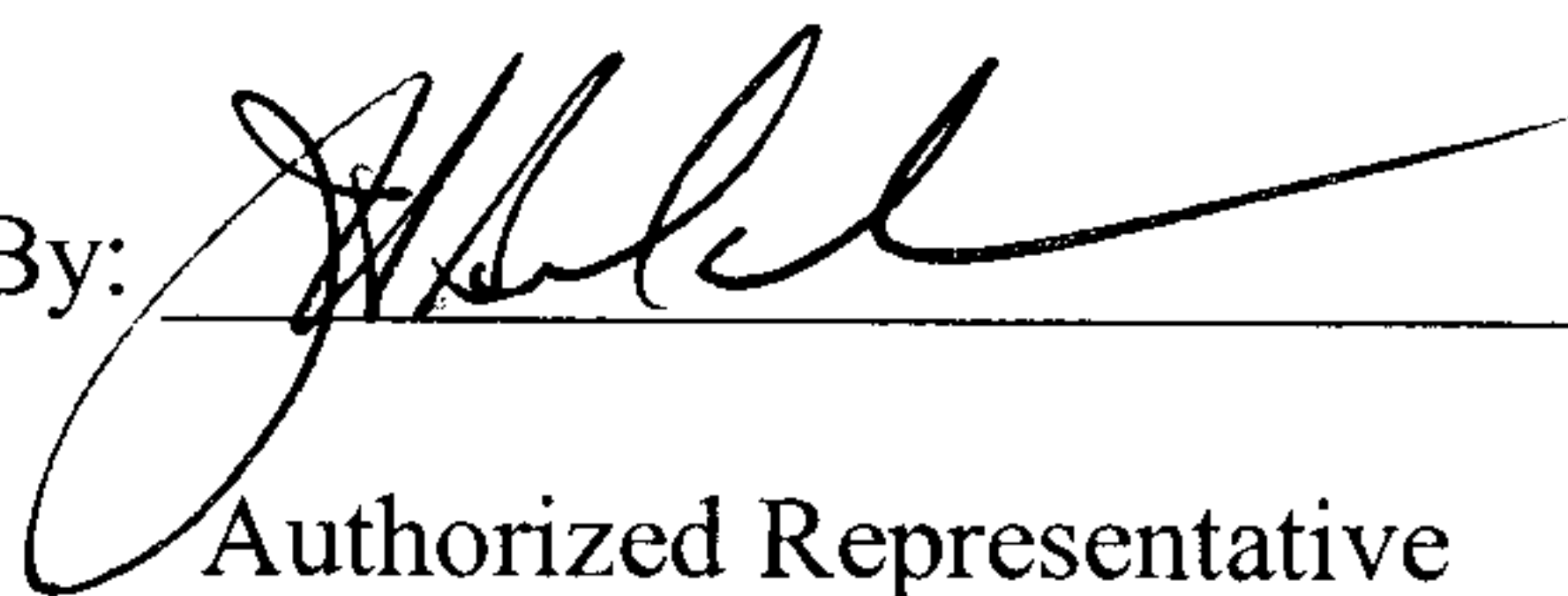
IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Authorized Representative, who  
is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of  
April, 2011.

  
20110503000132610 1/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
05/03/2011 09:34:53 AM FILED/CERT

Shelby County, AL 05/03/2011  
State of Alabama  
Deed Tax: \$36.50

INVESTMENT ASSOCIATES, LLC, an Alabama  
limited liability company

By: NSH CORP., Managing Member


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., 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 27th day of April, 2011.

My Commission Expires:  
08/04/2013

  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 48, according to the Final Plat of Residential Subdivision, Beaumont Phase 2, as recorded in Map Book 38, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 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; (3) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; (4) 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; (5) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (7) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as recorded in Instrument 20070626000297880, amended in Instrument 2007113000543120 and further amended in Instrument 20080814000326670 in the Probate Office of Shelby County, Alabama; (8) Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180130 and Instrument 20071109000517680 in the Probate Office of Shelby County, Alabama; (9) Building Line(s) and Easement(s) as shown on recorded map.

