

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

Send Tax Notice To:  
William Dubose  
4012 Cahaba Lake Circle  
Hoover, AL 35216

**CORPORATION FORM WARRANTY DEED**



STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of Two Hundred Sixty Thousand Two Hundred Ten & No/100 (\$ 260,210.00 ) Dollars to the undersigned grantor, **NSH CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto William Dubose (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$253,613.00 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, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

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

NSH CORP.

By: [Signature]  
Its: Authorized Representative

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Dubose, whose name as Authorized Representative of NSH CORP., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 27th day of May, 2011, 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 May, 2011.

My Commission Expires:  
08/04/2013

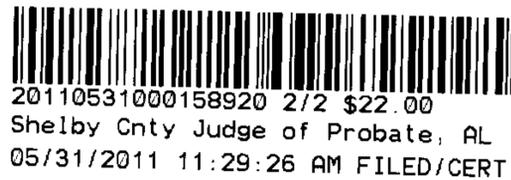
[Signature]  
Notary Public

## EXHIBIT "A"

Lots 85, according to the Survey of Final Plat for Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Probate Office of Shelby County, Alabama.

### **Subject to:**

1. Easements and building line as shown on recorded map;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
3. Restrictions appearing of record in Inst. No. 2009-47735 and Inst. No. 2010-15499;
4. Sewer and utility easement as recorded in Inst. No. 2003-71329.



Shelby County, AL 05/31/2011  
State of Alabama  
Deed Tax: \$7.00