

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

Send Tax Notice To:  
Mark S. Giger  
Kristina L. Giger  
1280 Inverness Cove Drive  
Birmingham, AL 35242

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

STATE OF ALABAMA )

SHELBY COUNTY )


That in consideration of Two Hundred Ten Thousand and No/100-----  
----- (\$210,000.00 ) Dollars  
to the undersigned grantor, **SAWABE PROPERTIES, 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 Mark S. Giger and Kristina L. Giger, (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 Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$168,000.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

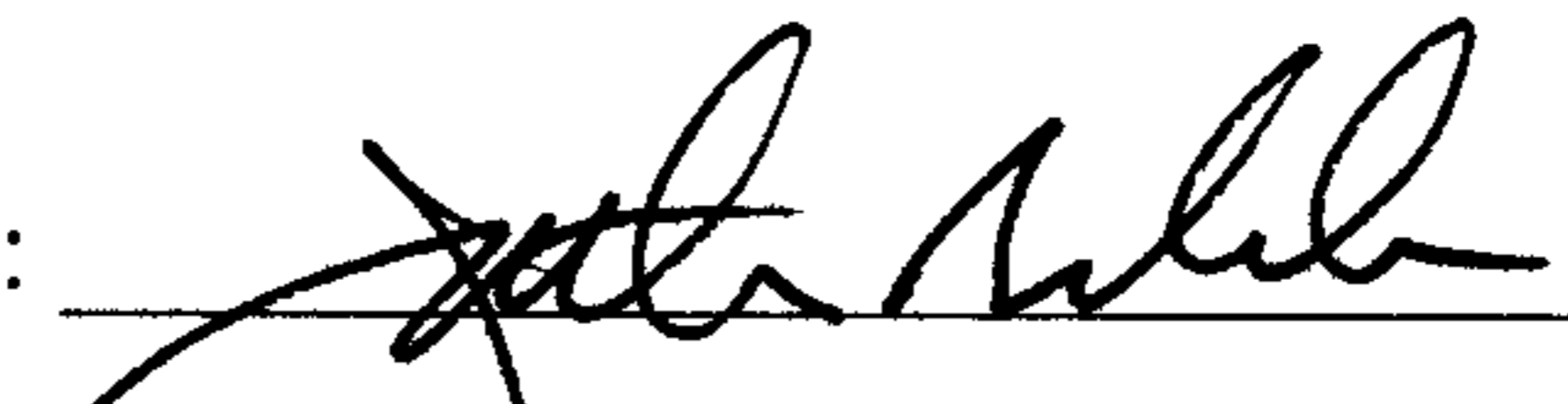
TO HAVE AND TO HOLD unto the said grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does 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 31st day of August, 2011.

  
20110906000263350 1/2 \$57.00  
Shelby Cnty Judge of Probate, AL  
09/06/2011 03:22:55 PM FILED/CERT

SAWABE PROPERTIES, LLC, an Alabama limited liability company

By: NSH CORP., Sole Member

By:   
Authorized Representative

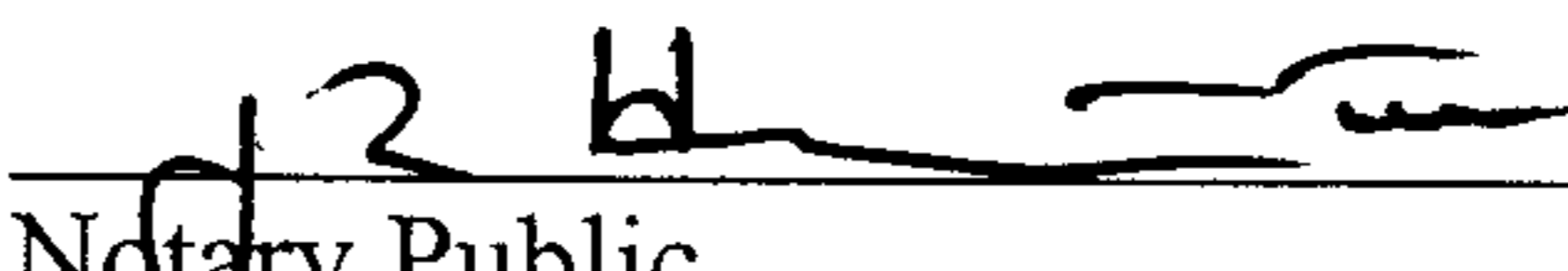
Shelby County, AL 09/06/2011  
State of Alabama  
Deed Tax: \$42.00

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Belcher, whose name as Authorized Representative of NSH CORP., a corporation, as Sole Member of SAWABE PROPERTIES, 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 31st day of August, 2011.

My Commission Expires:  
08/04/2013

  
Notary Public

**EXHIBIT "A"**

Lot 158A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes and assessments for the year 2011 and subsequent years and not yet due and payable; (2) Building Line(s) Easement(s) Restrictions as shown on recorded map; (3) Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819 and Instrument 1994-34517, in the Probate Office of Shelby County, Alabama; (4) Easement to the City of Hoover, as recorded in Instrument 1998-24499 and Real 365, Page 871, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 306, Page 10; Real 84, Page 298, Real 127, Page 54 and Real 3318, Page 27, in the Probate Office of Shelby County, Alabama; (6) Declaration of Protective Covenants as recorded in Instrument 20050113000020870, in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants with Grant of Land Easement to Alabama Power Company as recorded in Instrument 20050804000396590 and in Instrument 20051031000563550, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants as recorded in Instrument 20051006000521560 and amendment to Declaration as recorded in Instrument 20060130000047870, in the Probate Office of Shelby County, Alabama.



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