

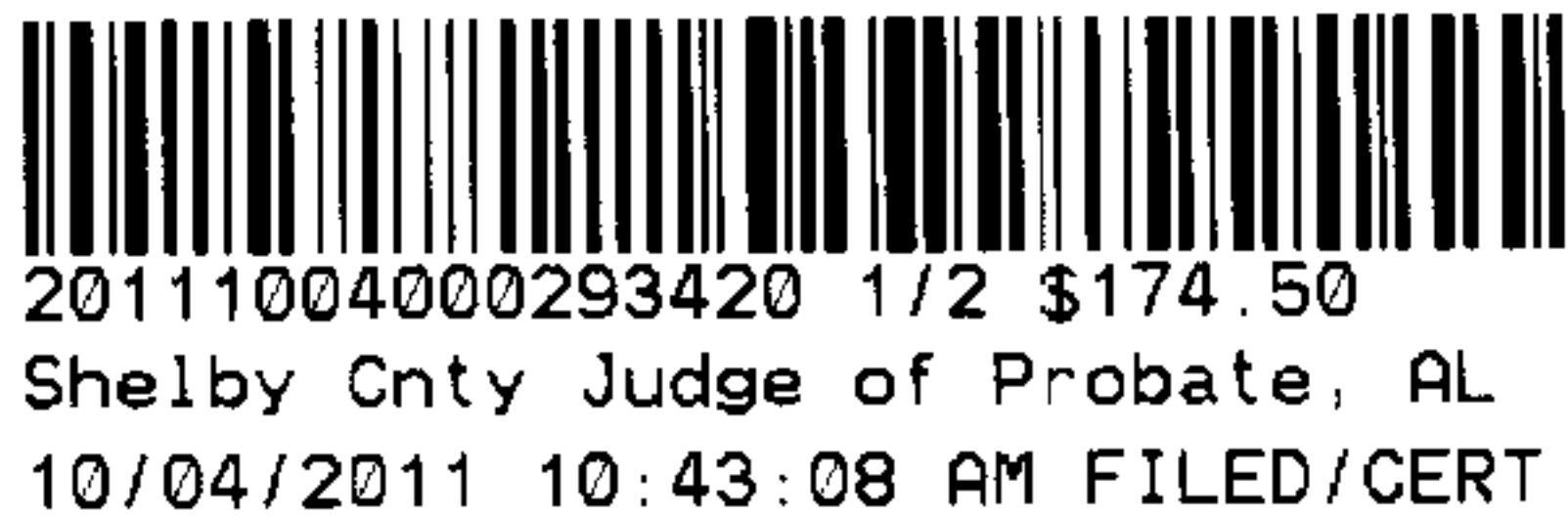
This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Matthew J. Muscato
Patricia A. Muscato
1767 Southpointe Drive
Birmingham, AL 35244

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

STATE OF ALABAMA)

SHELBY COUNTY)



That in consideration of Three Hundred Fifty One Thousand Fifty Eight Dollars
and No/100----- (\$351,058.00) Dollars
to the undersigned grantor, **NSH CORP.**, an Alabama corporation, (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 Matthew J. Muscato and
Patricia A. Muscato, (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:

Shelby County, AL 10/04/2011
State of Alabama
Deed Tax: \$159.50

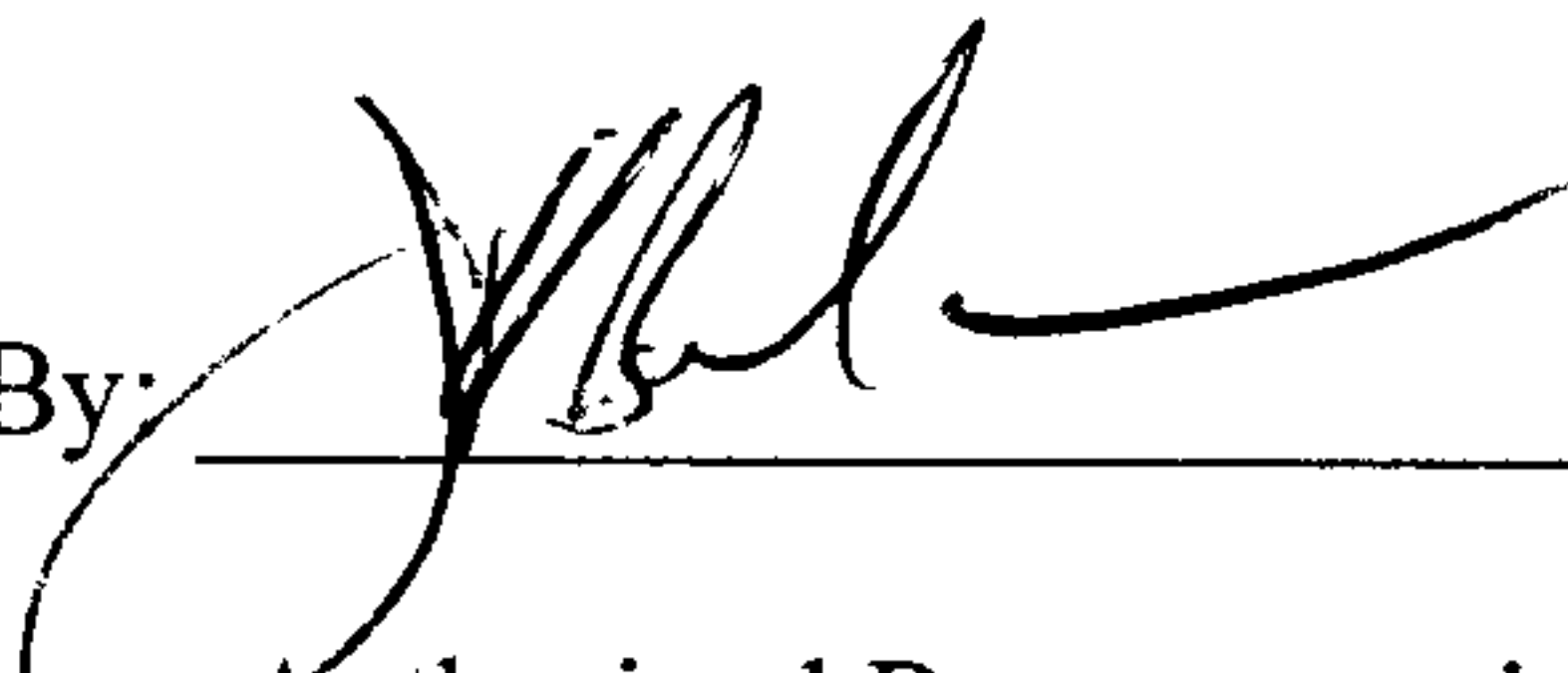
SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$192,000.00 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, 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 its Authorized Representative, who is authorized to
execute this conveyance, hereto set its signature and seal, this the 30th day of September,
20 11.

NSH CORP.

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,
is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be
effective on the 30th day of September, 20 11, 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 30th day of September, 20 11.

My Commission Expires:
08/04/2013



Notary Public

EXHIBIT "A"

20111004000293420 2/2 \$174.50
Shelby Cnty Judge of Probate, AL
10/04/2011 10:43:08 AM FILED/CERT

LEGAL DESCRIPTION

Lot 9, according to the Final Plat of Residential Subdivision of Southpointe Ridge, as recorded in Map Book 39, Page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Declaration of Covenants, Conditions and Restrictions for Southpointe Ridge Residential Subdivision filed for record 8/14/2008, recorded in Instrument 20080814000326710, in the Probate Office of Shelby County, Alabama; (3) Declaration of Restrictive Covenants dated 8/20/2007, filed for record 8/20/2007, recorded in Instrument #20070820000393110 in the Probate Office of Shelby County, Alabama; (4) Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision to Alabama Power Company filed for record 11/08/2007, recorded in Instrument #20071108000516370 and in Instrument #20071108000516840 in the Probate Office of Shelby County, Alabama; (5) Easements, Building line and restrictions as stated on map recorded in Map Book 39, page 7, in the Probate Office of Shelby County, Alabama; (6) Agreement with respect to Surface Use and Subsurface Uses Lime Green recorded in Instrument 20040323000148640 in the Office of the Judge of Probate of Shelby County, Alabama; (7) Title to all mining and mineral rights, rights incident thereto including those rights incorporated by reference within Instruments 20040323000148620 and 20040323000148630, respectively, in the Office of the Judge of Probate of Shelby County, Alabama; (8) Reservations, provisions, exceptions and conditions and rights set out in Real 112, page 876 and corrected by Real 328, at Page 1, in the Office of the Judge of Probate of Shelby County, Alabama; (9) Memorandum of Oil and Gas Lease between Total Minatone Corporation and Cabot Oil & Gas Corporation dated August 8, 1991, in Real 370, page 923, in the Office of the Judge of Probate of Shelby County, Alabama; (10) Mineral, mining rights and other rights, privileges and immunities set out in Real 180, page 715, in the Office of the Judge of Probate of Shelby County, Alabama; (11) Release of damages, mineral and mining rights and rights incident thereto, conditions, restrictions and limitations recorded in Instrument 20050310000108560 in the Probate Office of Shelby County, Alabama; (12) Restrictions or Covenants appearing of record in Instrument 20060602000262100, First Amendment recorded in Instrument 20070420000184560 in the Probate Office of Shelby County, Alabama; (13) Right of Way recorded in Deed Book 139, page 424 in the Probate Office of Shelby County, Alabama; (14) Agreement between CSX Transportation, Inc., et al and Western Pocahontas Properties Limited Partnership recorded in Deed Book 247, page 599, Deed Book 247, page 636 and Instrument 20010515000229810, in the Probate Office of Shelby County, Alabama.