

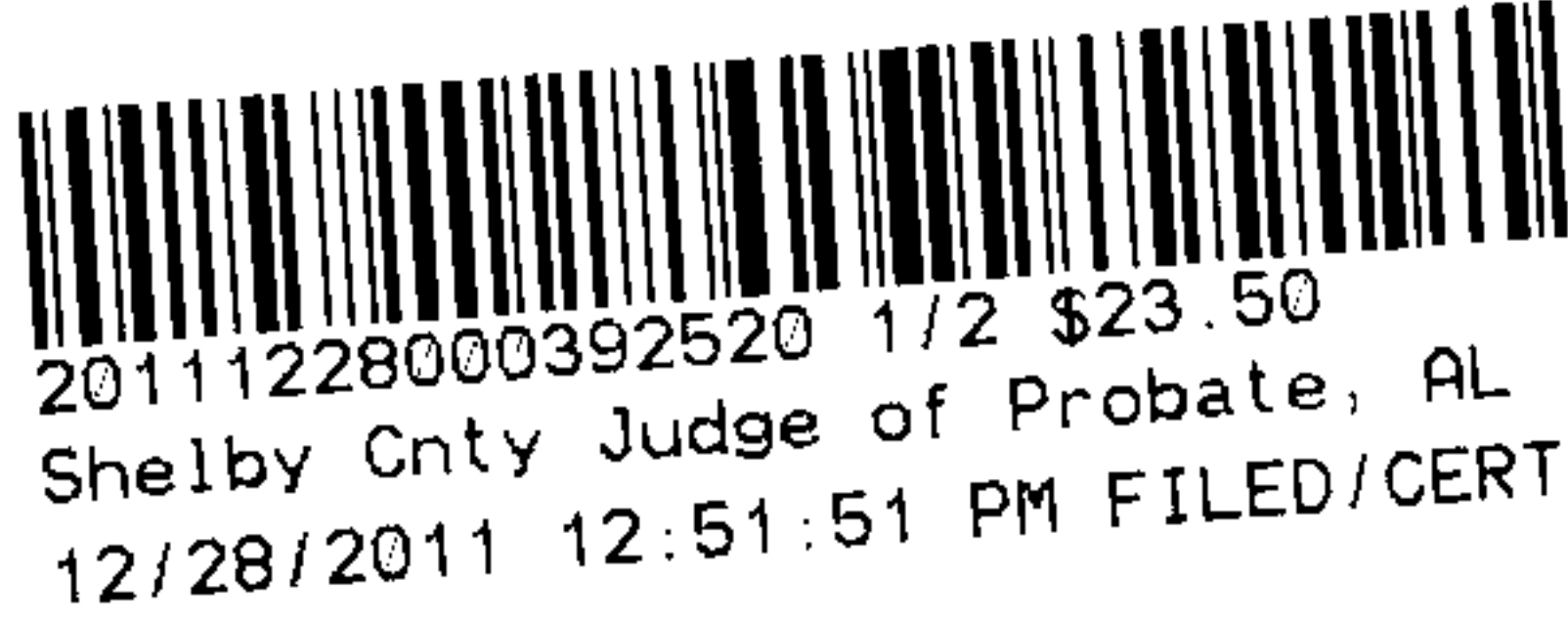
This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Ryan L. Shirvanian
Sarah E. Smith
1302 Barristers Court
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)



Shelby County, AL 12/28/2011
State of Alabama
Deed Tax: \$8.50

That in consideration of One Hundred Sixty-four Thousand One Hundred Thirty and no/100-----
-----(\$164,130.00-----) Dollars
to the undersigned grantor, **CAHABA BEACH INVESTMENTS, 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
Ryan L. Shirvanian and Sarah E. Smith,
(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.

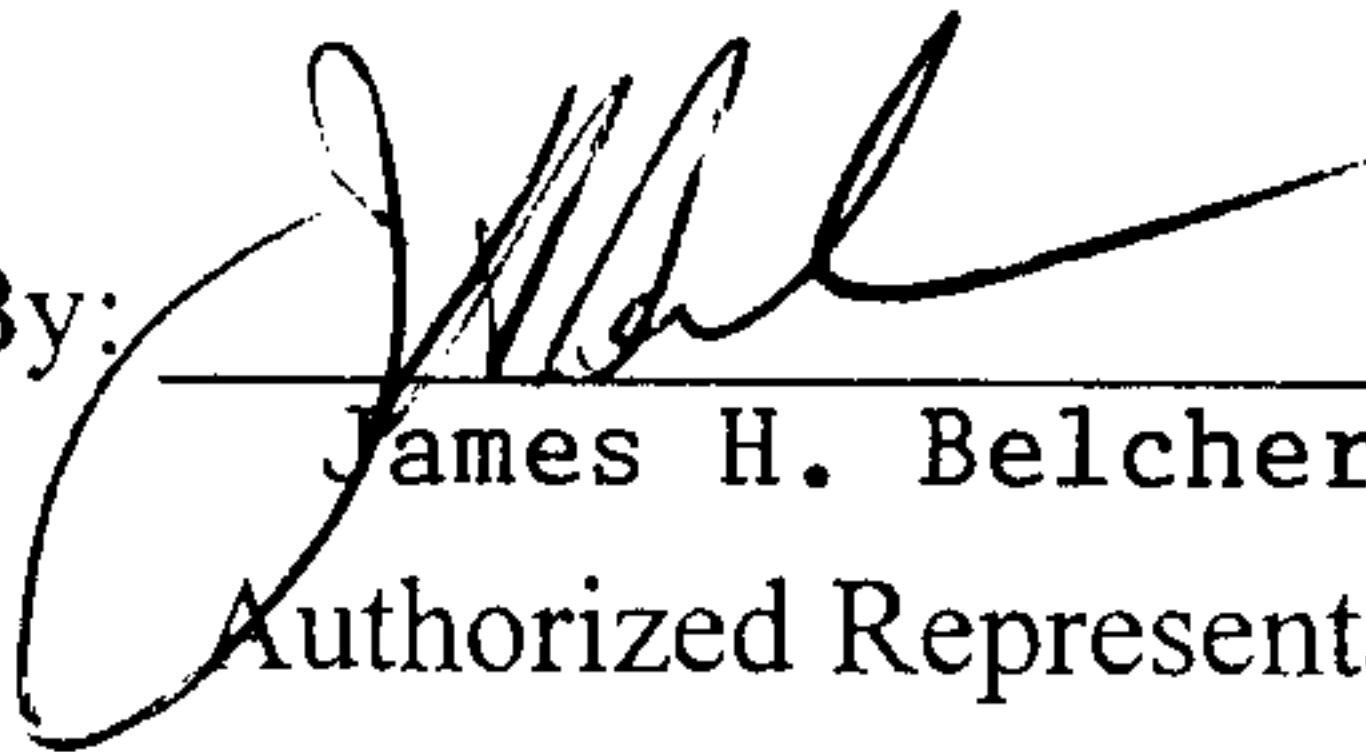
\$155,923.00 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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 NSH CORP., by its Authorized Representative, who
is authorized to execute this conveyance, hereto set its signature and seal, this the 21st day of
December, 20 11.

CAHABA BEACH INVESTMENTS, LLC, an
Alabama limited liability company

By: NSH CORP., Sole Member

By: 
James H. Belcher
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 Sole Member of CAHABA BEACH INVESTMENTS, LLC, an Alabama limited liability
company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day
to be effective on the 21st day of December, 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 limited liability company.

Given under my hand and official seal this 21st day of December, 20 11.

My Commission Expires: 08/04/13

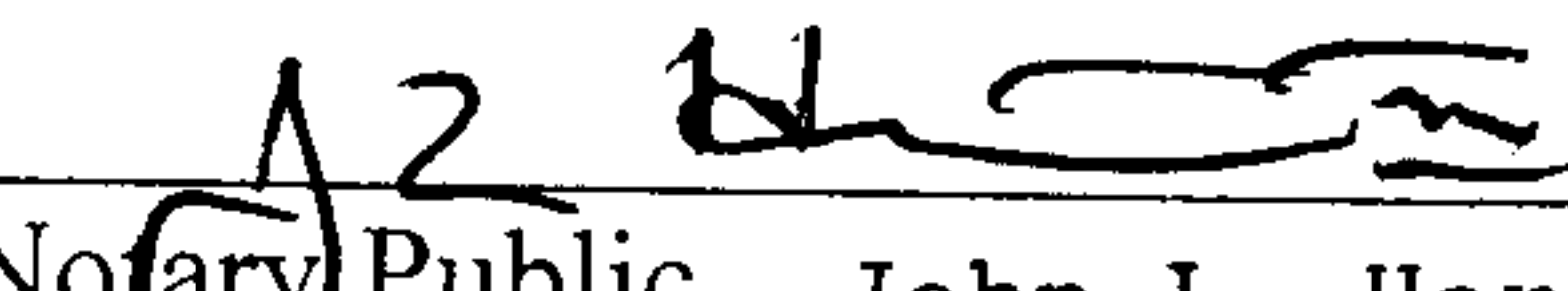

Notary Public John L. Hartman, III

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 1302, Building 13, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument 20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument 20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, Fifth Amendment to the Declaration as recorded in Instrument 20110304000073710 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 110, and on the 1st Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 116, and on the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and on the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and on the 4th Amended Plat of the Lofts at Edenton, a condominium in Map Book 42, Page 22, and on the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, Page 66, 7th Amended Plat of the Lofts at Edenton, a condominium, as recorded in Map Book 42, Page 102A thru 102H and any future amendments thereto, in the Probate Office of Shelby County, Alabama, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc as recorded in Instrument 20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Seventh Amendment to Declaration of Condominium set out in Exhibit "B".

Subject to:

- Current taxes;
- Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama.
- Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.
- Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.
- Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070 and Instrument 20100121000020230, in the Probate Office of Shelby County, Alabama.
- Easement to BellSouth Telecommunications Inc, as recorded in Instrument 20070125000038780, Instrument 20100126000024800 and Instrument 20100414000113260, in the Probate Office of Shelby County, Alabama.
- Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660, in the Probate Office of Shelby County, Alabama.
- Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670, in the Probate Office of Shelby County, Alabama.
- Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550, in the Office of the Judge of Probate of Shelby County, Alabama.
- Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20100415000115200, in the Office of the Judge of Probate of Shelby County, Alabama.
- Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of The Loft at Edenton, a condominium recorded in Instrument 20100225000056160 and First Amendment to Declaration of Condominium as recorded in Instrument 20100330000095330 and Second Amendment to Declaration of Condominium as recorded in Instrument 20100423000123550 and the Third Amendment to the Declaration as recorded in Instrument 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument 20110304000073710, Sixth Amendment to the Declaration as recorded in Instrument 20110426000126440, Seventh Amendment to the Declaration as recorded in Instrument 20110902000260780 and in the Bylaws of The Lofts at Edenton Condominium Association Inc, as set out in the Declaration of Condominium as Exhibit "C", and in the Articles of Incorporation of The Lofts at Edenton Condominium Association Inc. as recorded in Instrument 20100115000015270, in said Probate Office of Shelby County, Alabama.



20111228000392520 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
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