

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

Send Tax Notice To:
William J. Erwin, III
Lauren S. Erwin
4520 Cahaba River Blvd.
Hoover, AL 35216

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of Two Hundred Fifty-four Thousand Two Hundred Fifteen and no/100-----
----- (\$ 254, 215.00) 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 William J. Erwin, III and Lauren S. Erwin
-----, (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.

\$247,770 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, 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 20th day of
January, 20 12.



20120123000027380 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
01/23/2012 03:22:08 PM FILED/CERT

Shelby County, AL 01/23/2012
State of Alabama
Deed Tax: \$6.50

NSH CORP.

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., an
Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me
on this day to be effective on the 20th day of January, 20 12, 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 20th day of January,
20 12.

My Commission Expires: 08/04/13

John L. Hartman, III
Notary Public John L. Hartman, III

EXHIBIT "A"

Lot 51A, according to the Survey of Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- Current taxes;
- Easements and building line as shown on recorded map;
- Easement(s), building line(s) and restriction(s) as shown on recorded map;
- 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;
- Restrictions appearing of record in Inst. No. 2009-47735 and Inst. No. 2010-15499;
- Sewer and utility easement as recorded in Inst. No. 2003-71329.

