


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

Send Tax Notice To:
Audrey E. Richards
4464 Cahaba River Blvd
Hoover, AL 35216

CORPORATION FORM WARRANTY DEED


20120202000039110 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
02/02/2012 09:47:34 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of Two Hundred Twenty Six Thousand Three Hundred Ten and No/100
(\$ 226,310.00) 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
Audrey E. Richards (herein referred to as
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


\$214,900.00 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 January,
2012.

NSH CORP.

By: 
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
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 27th day of January, 2012, 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 January, 2012, _____.

My Commission Expires:
08/04/2013


Notary Public

EXHIBIT "A"

Lot 38A, 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.



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Shelby County, AL 02/02/2012
State of Alabama
Deed Tax:\$11.50