

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

Send Tax Notice To:
Christy H. Funchess
Dennis V. Funchess, Jr.
4401 Cahaba River Blvd.
Hoover, AL 35216

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

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Two Hundred Fifty-eight Thousand Five Hundred Ninety-three and no/100
----- (\$ 258,593.00-----) 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

Christy H. Funchess, Dennis V. Funchess, Jr. and Dennis V. Funchess, Sr.

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$208,942.00 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, successively, 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the remaining survivors, as joint tenants, with right of survivorship, and that upon the death of either of the two said survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named, but if any grantee herein named survives the other or others, such as in case of the death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs 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 22nd day of March, 20 12.

NSH CORP., an Alabama corporation

By: _____

James H. Belcher
Authorized Representative



20120327000104490 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:27:52 AM FILED/CERT

Shelby County, AL 03/27/2012
State of Alabama
Deed Tax: \$50.00

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 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 22nd day of March, 20 12.

My Commission Expires: 08/04/13


Notary Public John L. Hartman, III

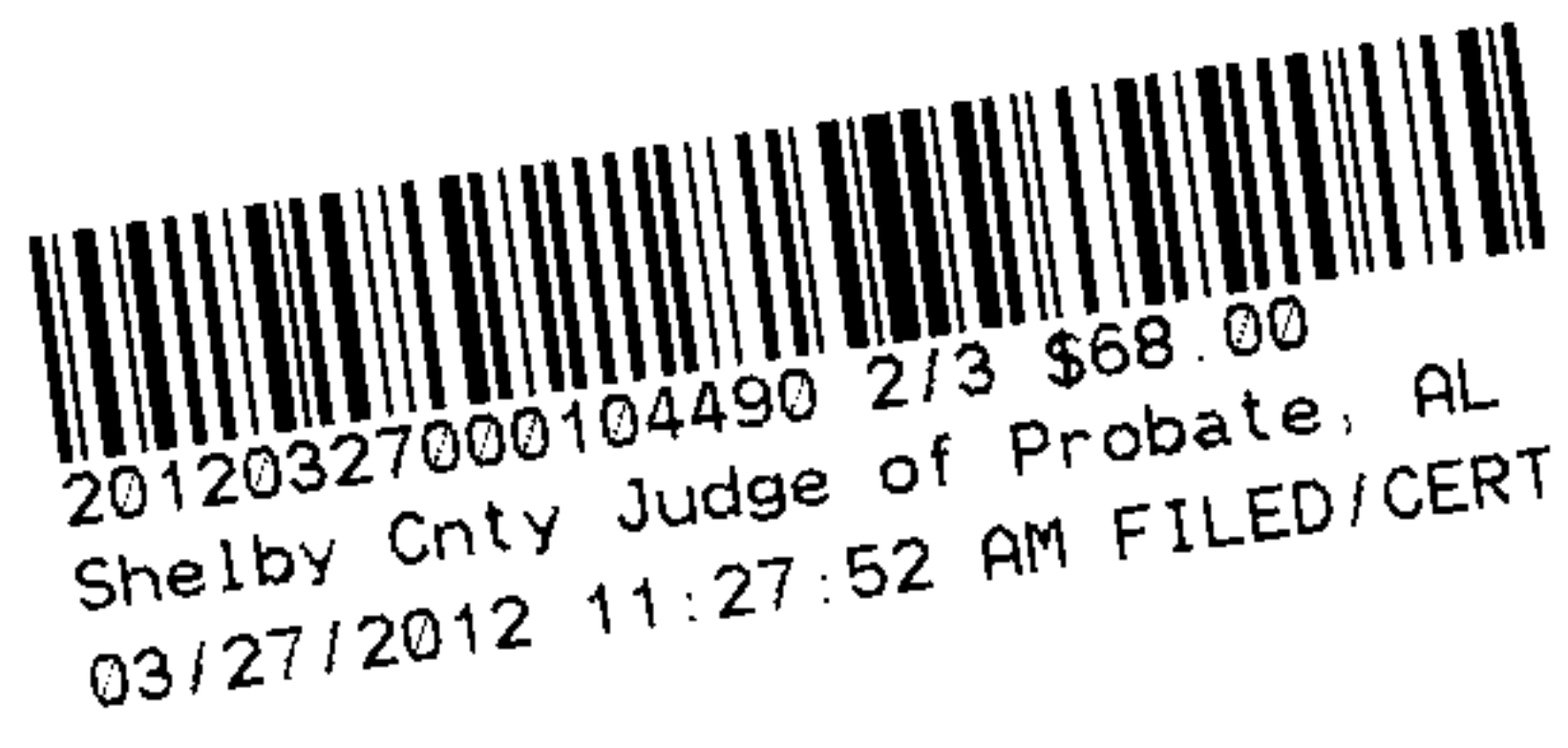
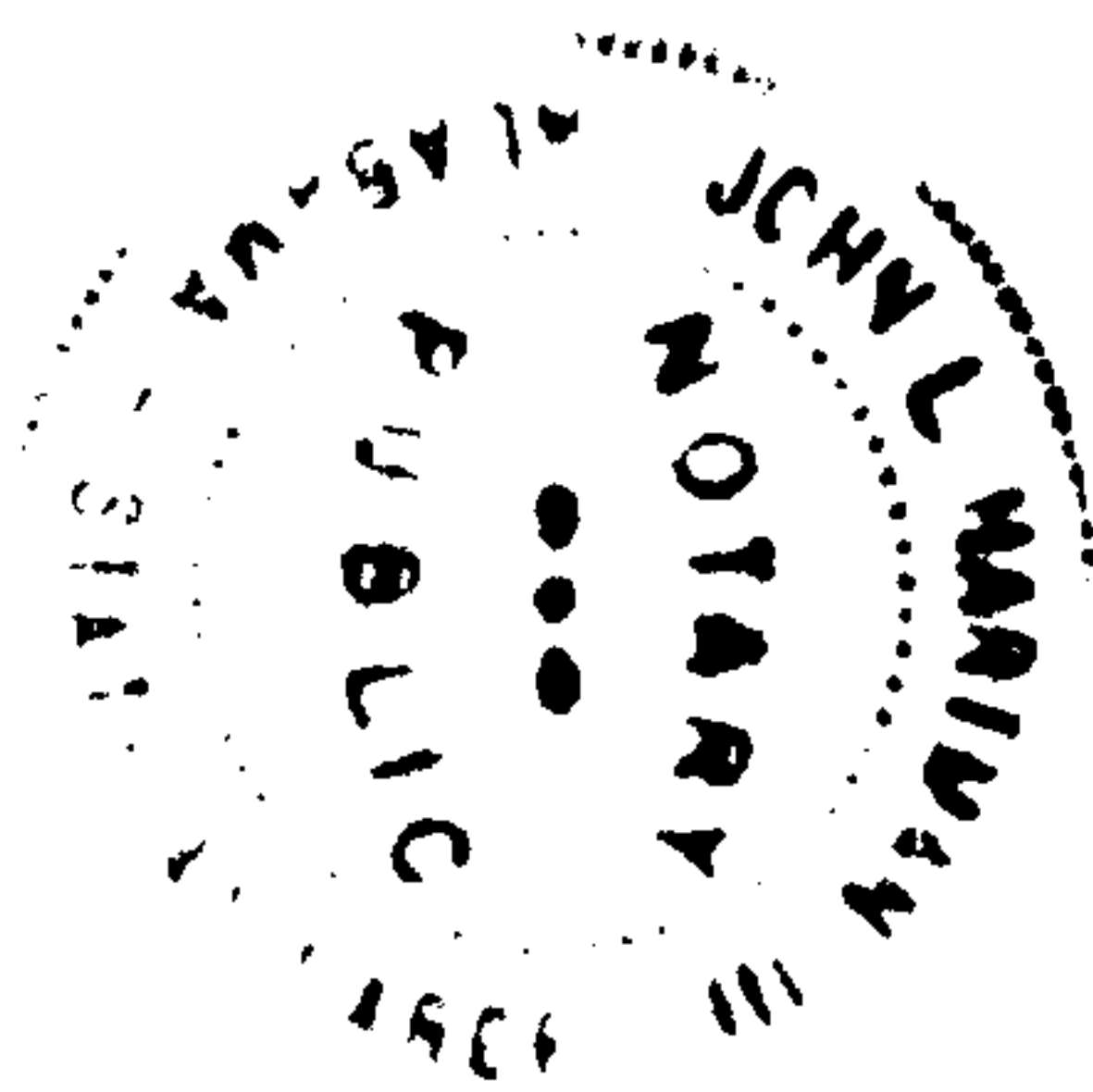


EXHIBIT "A"

Lot 21, according to the Survey of Final Plat for Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes;
2. Easements and building line as shown on recorded map;
3. 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;
4. Restrictions appearing of record in Inst. No. 2009-47735 and Inst. No. 2010-15499;
5. Sewer and utility easement as recorded in Inst. No. 2003-71329.

