


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

Send Tax Notice To:  
  
Edward M. Booth  
Veronica M. Booth  
3836 Bent River Road  
Birmingham, AL 35216

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

STATE OF ALABAMA )

SHELBY COUNTY )

  
20120626000224910 1/2 \$59.50  
Shelby Cnty Judge of Probate, AL  
06/26/2012 10:33:35 AM FILED/CERT

That in consideration of Two Hundred Twenty Thousand Four Hundred Seventy-five and no/100--  
----- (\$ 220,475.00-----) 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 EDWARD M. BOOTH and VERONICA M. BOOTH  
-----, (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.

\$176,380.00 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 its Authorized Representative, who is authorized to  
execute this conveyance, hereto set its signature and seal, this the 22nd day of June,  
20 12.

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., 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 22nd day of June, 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 22nd day of June, 20 12.

My Commission Expires: 08/04/13

  
Notary Public John L. Hartman, III


## **EXHIBIT "A"**

Lot 90, 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.

Less and Except the following part of Lot 90: Begin at the NE corner of Lot 90 according to the survey of Bent River - Phase IV and run S 36°06'39" E along rear lot line of said lot for a distance of 3.28 feet; thence S 61°04'03" W for a distance of 25.73 feet; thence N 36°06'39" W for a distance of 3.28 feet; thence N 61°04'03" E for a distance of 25.73 feet to the point of beginning.

### **Subject to:**

1. Current taxes;
2. Easements, building lines and restrictions 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;
3. Restrictions appearing of record in Inst. No. 2009-47735 and Inst. No. 2010-15499 and amendments thereto;
4. Sewer and utility easement as recorded in Inst. No. 2003-71329.

  
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Shelby County, AL 06/26/2012  
State of Alabama  
Deed Tax: \$44.50