

Send tax notice to: Robert A. Lewis and Thomas A. Lewis Unit 921 Edenton
Condominiums Birmingham, AL 35242
Prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, this deed made this ____ day of JUNE, 2012
by and between **CAHABA BEACH INVESTMENTS, LLC, an Alabama** limited liability
corporation (herein referred to as Grantor) and Robert A. Lewis and Thomas A. Lewis (herein
referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One hundred fifty thousand and no/100
(\$150,000.00) DOLLARS and other good and valuable consideration, in hand paid by the
Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell
and convey unto the Grantee, the following described real estate in SHELBY County, Alabama,
to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION INCORPORATED HEREIN
FOR ALL PURPOSES.

TO HAVE AND TO HOLD, unto the said Grantee, his her or their heirs and assigns or its
successors, forever.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs
and assigns that it is lawfully seized in fee simple of said premises, that it is free from all
encumbrances, unless otherwise noted above; 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 and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by NSH CORP. by its Authorized Representative, who
is authorized to execute this conveyance hereto set his signature and seal this the ____ day of June,
2012.

CAHABA BEACH INVESTMENTS, LLC, an Alabama
Limited Liability Company


BY: NSH CORP., Sole Member

By: 

ROBERT L. HOLMAN
Executive Vice-President

State of ALABAMA
County of Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
Robert L. Holman, whose name as Executive Vice-President of NSH CORP., a Corporation
as Sole Member of CAHABA BEACH INVESTMENTS, LLC, an Alabama Limited Liability
Company and whose name is signed to the foregoing instrument, and who is known to me
acknowledged before me on this day that being informed of the contents of said instrument that
he as such Officer and with full authority, executed the same voluntarily for and as the act of
said Limited Liability Corporation.


20120911000344640 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:02 PM FILED/CERT

· EXHIBIT "A" - LEGAL DESCRIPTION

Unit 921, Building 9, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, the First Amendment to Declaration as recorded in Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

SUBJECT TO:

Current taxes.
Mineral and mining rights not owned by Seller

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 BellSouth, as recorded in Instrument 20060920000466950, 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 and Instrument 20070517000231070, in the Probate Office of Shelby County, Alabama.

Easement to BellSouth, as recorded in Instrument 20070125000038780, in the Probate Office of Shelby County, Alabama.

Declaration of Easement for Edenton Office Condominium as recorded in Instrument 20070216000072120, 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.

Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1, et seq., Code of Alabama, 1975, or set forth in the Declaration of Condominium of Edenton Office Condominium recorded in Instrument 20070410000163990 and First Amendment to Declaration to Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260 and in the By-Laws of Edenton Office Condominium Association, Inc., as set out in the Declaration of Condominium as Exhibit "B", and in the Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in said Probate Office of Shelby County, Alabama.


20120911000344640 2/3 \$168.00
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20120911000344640 3/3 \$168.00
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Shelby County, AL 09/11/2012
State of Alabama
Deed Tax: \$150.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cahaba Beach Inv.
Mailing Address 921 Edenton St.
Birmingham, AL 35242

Grantee's Name Robert A. Lewis
Mailing Address Unit 921 Edenton
Office Condominiums
Birmingham, AL 35242

Property Address Unit 921 Edenton Office
Condominiums
Birmingham, AL 35242

Date of Sale June 8, 2012
Total Purchase Price \$ 150,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Marcus L. Hunt

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one