

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Treasures of Heaven, LLC
1112 Edenton Street
Birmingham, Alabama 35242
Attn: Mr. Andrew Pitts

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Six Hundred Sixty Two Thousand Six Hundred Fifty Two and No/100 Dollars (\$662,652.00) and other good and valuable consideration in hand paid to the undersigned **CAHABA BEACH INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantor"), by **TREASURES OF HEAVEN, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):


1. Taxes for the year 2013 and subsequent years.
2. Mining and mineral rights not owned by the Grantor.
3. Rights of tenants under unrecorded leases.
4. Zoning classification of B-2 (General Business District).

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The purchase price of the Property recited above was paid from the proceeds of a mortgage loan made to the Grantee and closed simultaneously herewith.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor, and its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]


20121203000460520 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/03/2012 12:05:27 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of November 30, 2012.

GRANTOR:

CAHABA BEACH INVESTMENTS, LLC,
an Alabama limited liability company

By: NSH Corp.,
an Alabama corporation, its sole member

By: 

Name: JAMES H BELCHER

Title: VP-Operations

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that James H. Belcher, whose name as Vice President of NSH Corp., an Alabama corporation, the sole member of Cahaba Beach Investments, LLC, an Alabama limited liability company, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, as sole member of said limited liability company.

Given under my hand and official seal, this 30th day of November, 2012.



Notary Public

AFFIX SEAL

My commission expires: July 13, 2016


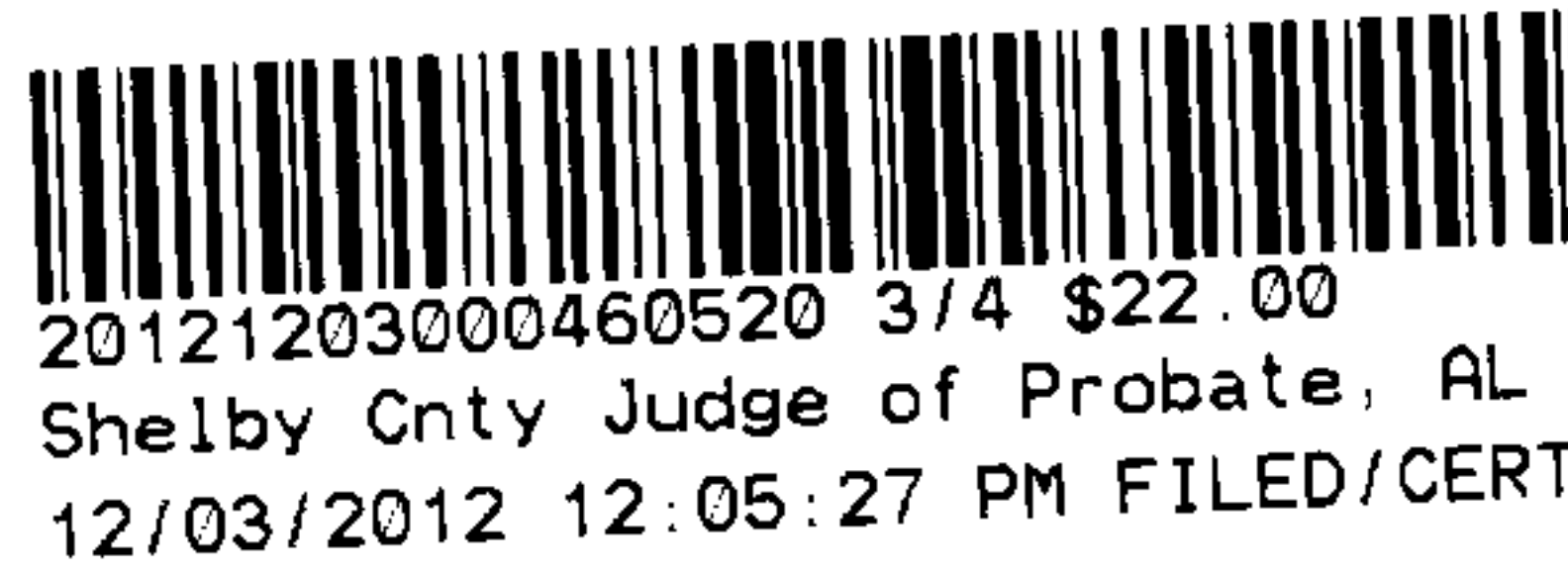

20121203000460520 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/03/2012 12:05:27 PM FILED/CERT

EXHIBIT A

(Legal Description)

Unit 1111, Building 11, 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".



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 Investments, LLC
Mailing Address 2148 Pelham Parkway
Pelham, AL 35124

Grantee's Name Treasures of Heaven, LLC
Mailing Address 1112 Edenton Street
Birmingham, AL 35242

Property Address 1111 Edenton Street
Birmingham, AL 35242

Date of Sale November 30, 2012
Total Purchase Price \$ 662,652.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 11/30/12

Print James H. Belcher

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1