

“EXHIBIT A”

Lot 9-64, according to the Survey of Chelsea Park – 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the “Declaration”)

Subject to:

1. Current taxes not yet due and payable;
2. Easement(s), building line(s) and restriction(s) 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. Easement to Level 3 Communications, LLC recorded in Inst. No. 2000-0007 and Inst. No. 2000-0671.
5. Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
6. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Inst. No. 20040816000457750.
7. Notice of Final Assessment of Real Property as recorded in Inst. No. 20050209000065530.
8. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation as recorded in Inst. No. 20041223000699630.
9. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Inst. No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Inst. No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector, as recorded in Inst. No. 20051229000659740 and Inst. No. 20060920000468120 in said Probate Office.
10. Declaration of Restrictive Covenants as recorded in Inst. No. 20030815000539670 in said Probate Office.
11. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20060630000314940; Inst. No. 20050203000056210 and Inst. No. 20060828000422650.
12. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Inst. No. 20061229000634390 and Inst No. 20080107000006980 in said Probate Office.
13. Covenants, Conditions, restrictions, reservations of easements, general permit requirements and release from damages contained in deed from Park Homes, LLC to NSH Corp. as recorded in Inst. No. 2011-36885.



