

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

NSH CORP.
3545 Market Street
Hoover, AL 35226

CORPORATION STATUTORY FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of Nine Hundred Ten Thousand and No/100 (\$910,000.00) Dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **3165 Properties, LLC**, an Alabama limited liability company, (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **NSH CORP.**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


See attached Exhibit "A"

\$637,500.00 of the purchase price recited above is being paid by a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warranty and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, 3165 Properties, LLC, by Josh Hartman, its Member, who is authorized to execute this conveyance, has hereto set its signature and seal this 31ST day of January, 2014.


20140204000031170 1/2 \$289.50
Shelby Cnty Judge of Probate, AL
02/04/2014 10:05:33 AM FILED/CERT

3165 Properties, LLC

By: 

Josh Hartman, as Member

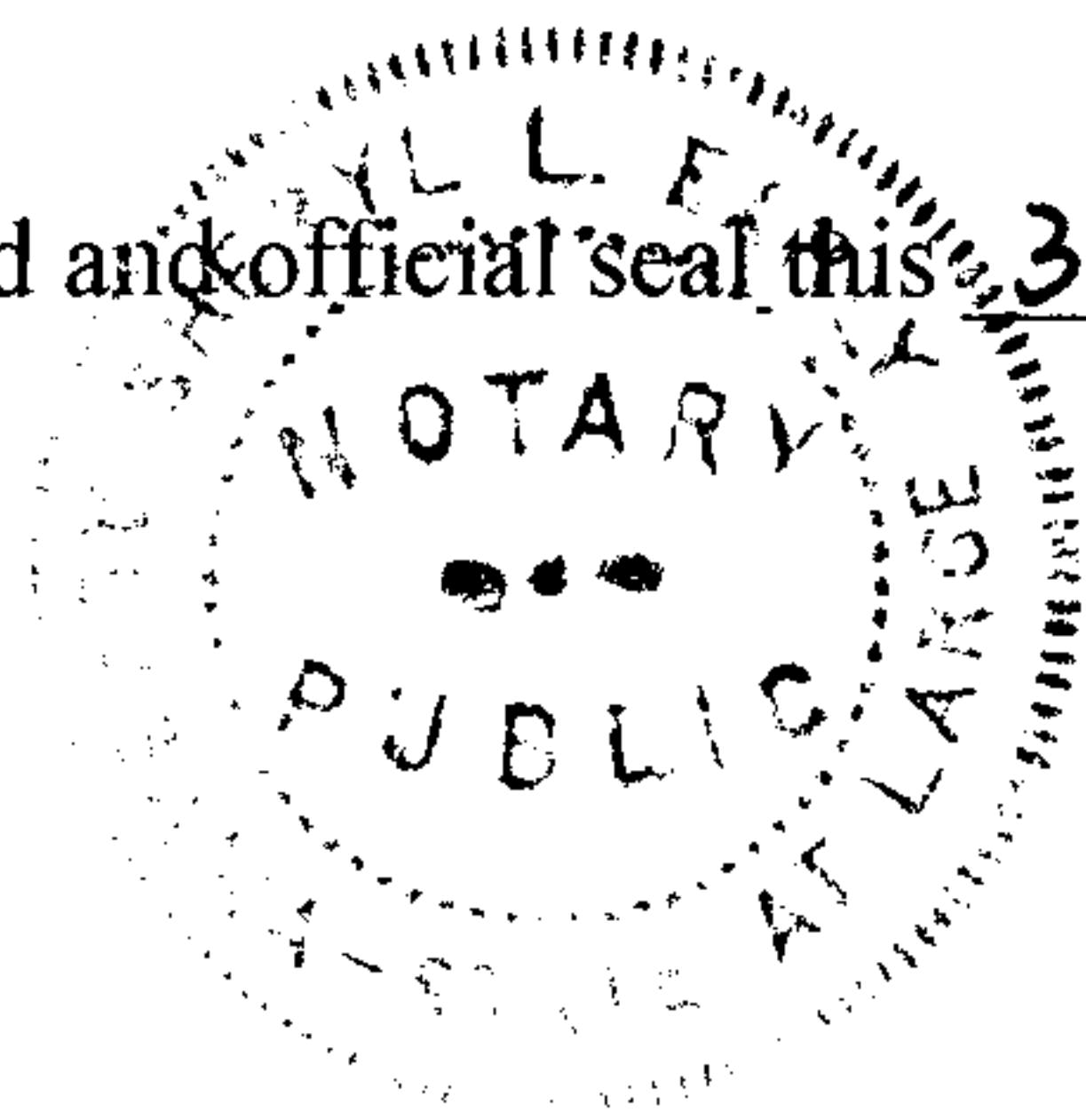
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh Hartman, whose name as Member of 3165 Properties, LLC, an Alabama Limited Liability Company, 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 limited liability company.

Given under my hand and official seal this 31ST day of January, 2014.

My Commission Expires:

**My Commission Expires
September 15, 2016**



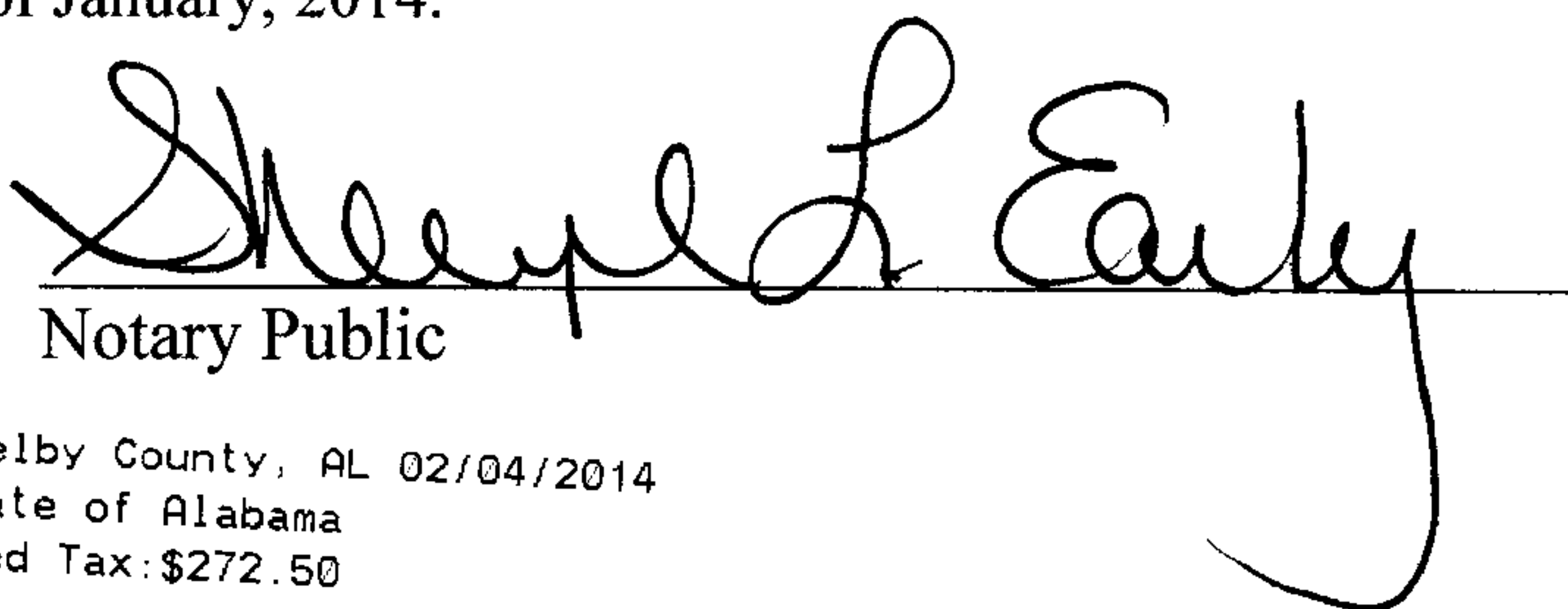

Notary Public
Shelby County, AL 02/04/2014
State of Alabama
Deed Tax: \$272.50

EXHIBIT "A"

Lots 96, 97, 98, 99, 100, 112, 113, 114, 115 and 116, according to the Survey of Kirkman Preserve, , as recorded in Map Book 43, Page 142, in the Probate Office of Shelby County, Alabama.

1. Taxes for the current year not yet due and payable;
2. 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. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson);
4. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
5. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262; Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529;
6. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
7. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams;
8. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
9. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 20140204000031140.

