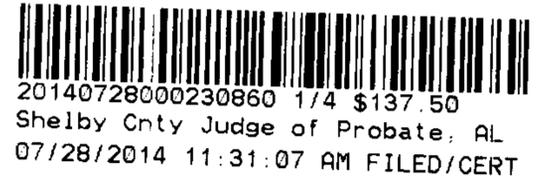


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Stacey L. DeFranco
505 Riverwoods Landing
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



That in consideration of Four Hundred Four Thousand Three Hundred and no/100-----
----- (\$ 404,300.00-----) 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 Stacey L. DeFranco

----- (herein referred to as Grantee, whether one or more),
the following described real estate, situated in Shelby County, Alabama, to-wit:

Shelby County, AL 07/28/2014
State of Alabama
Deed Tax: \$114.50

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$289,800.00 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 grantee, his, her or their heirs and assigns forever.

And the Grantors do hereby covenant with the Grantees, 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 warrant and
defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but
against none other.

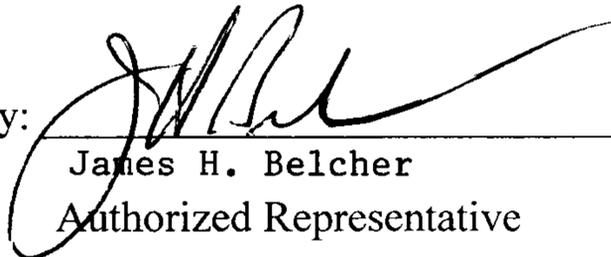
This conveyance is made upon the covenant and condition that no right of action for damages on account
of injuries to the real estate herein conveyed or to any buildings, improvements, structures, pipelines, or other
sources of water supply or sewer now or hereafter located upon said real estate, or to any owners or occupants or
other persons in or upon said real estate, resulting from sinkholes or other defects of the surface or subsurface of
any nature affecting said real estate or resulting from past mining and/or gas or oil producing operations or
resulting from past blasting, dewatering, or the past removal of coal, iron, ore, gas, oil, methane, hydrocarbons,
occluded natural gas, coalbed methane gas, gob gas, limestone and all other minerals and non-mineral
substances, including, water associated with the production of coalbed methane gas, or coal seam or other roof
supports whether said past mining and/or gas or oil producing operations be in said real estate or other lands,
shall ever accrue to or be asserted by Grantee or by Grantee's successors in title, this conveyance being made
expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running
with the land as against Grantee and all successors in title.

By acceptance of this Deed, Grantee hereby covenants and agrees for itself and its heirs, successors, assigns,
licensees, lessees, employees and agents that the Released Parties shall not be liable for, and no action shall be
asserted against any of the Released Parties for loss or damage on account of injuries to the Property or to any
buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or
future injuries to any owner, occupant or other person in or upon the Property, which are caused by, or arise as a
result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground
mines, sinkholes or other geological formations or conditions) under or on the Property or any other property
now or hereafter owned by any of the Released Parties, whether contiguous or non-contiguous to the Property
sold hereunder. For purposes of this paragraph, the term "Released Parties" shall mean and refer to (i) NSH
Corp; (ii) the agents, employees, contractors and subcontractors of NSH Corp.; (iii) the officers, directors,
employees, agents, contractors and subcontractors of NSH Corp; (iv) any successors and assigns of NSH
Corp.'s interest in the Property; and (v) the municipality in which the property is located, its officials, agent,

employees and contractors, and any and all other political subdivisions, governmental entities, agencies, authorities, and/or bodies. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations or other entities holding under or through Grantee.

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 18th day of July, 20 14.

NSH CORP.

By: 
James H. Belcher
Authorized Representative

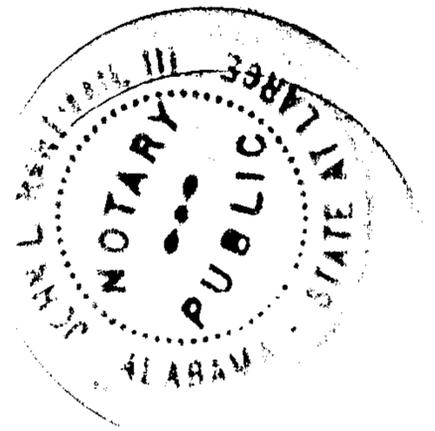
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 18th day of July, 20 14, 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 18th day of July, 20 14.

My Commission Expires: 08/04/17


Notary Public John L. Hartman, III



20140728000230860 2/4 \$137.50
Shelby Cnty Judge of Probate, AL
07/28/2014 11:31:07 AM FILED/CERT

EXHIBIT "A"

Lot 827, according to the Survey of Riverwoods Eighth Sector Phase I, as recorded in Map Book 43, Page 28A& 28B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes and assessments for the year 2014 and subsequent years and not yet due and payable; (2) Building Lines and Easements as shown by recorded map; (3) Rights set out in Real 112, page 876 and corrected by Real 328, page 1 and as set forth in that certain deferred Interest Agreement recorded in Real Book 247, page 599 and amended by Real Book 247, page 636, in the Probate Office of Shelby County, Alabama; (4) Memorandum of Oil and Gas Lease between Total Minatone Corporation and Cabot Oil & Gas Corporation recorded in Real 370, page 923, in the Probate Office of Shelby County, Alabama; (5) Less and except any portion obtained by or conveyed to Alabama Power Company by and through condemnation proceedings filed in Case No. 27-254 and Case No. 28-57, In the Probate Office of Shelby County, Alabama; (6) Cable right of way easement agreement as set out in Real 323, page 338, in the Probate Office of Shelby County, Alabama; (7) Transmission line permit to Alabama Power Company, recorded in Deed Book 138, page 91, in the Probate Office of Shelby County, Alabama; (8) The rights of upstream and downstream riparian owners with respect to any body of water which it may lie adjacent to, and/or traversing through, subject property; (11) Railroad right of way, recorded in DT page 655; Deed Book 11, page 344 and Deed Book 311, pages 301 and 297, in the Probate Office of Shelby County, Alabama; (10) Easement granted to Alabama Power Company recorded in Instrument 20040629000355340, in the Probate Office of Shelby County, Alabama; (11) Amended and Restated Riverwoods Covenants, Conditions and Restrictions as recorded in Instrument 20070917000435160 in the Probate Office of Shelby County, Alabama; (12) Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20050801000383330 in the Probate Office of Shelby County, Alabama; (12) Restrictions appearing of record in Instrument 20060201000052460 in the Probate Office of Shelby County, Alabama; (13) Restrictions, Covenants, Conditions, Limitations, Mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 20121114000436230 in the Probate Office of Shelby County, Alabama; (14) Easements and Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20120628000228750 in the Probate Office of Shelby County, Alabama.


20140728000230860 3/4 \$137.50
Shelby Cnty Judge of Probate, AL
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