

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

Send Tax Notice To:
Jonathan A. Cooley
Sarah J. Cooley
1000 South Hampton Place
Birmingham, AL 35242

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)


That in consideration of Two Hundred Ninety One Thousand Four Hundred Fifty Four and No/100 (\$ 291,454.00) 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 Jonathan A. Cooley and Sarah J. Cooley, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$276,881.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 23rd day of July, 20 12.


20120725000267260 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
07/25/2012 12:45:59 PM FILED/CERT

NSH CORP.

By: 

Authorized Representative

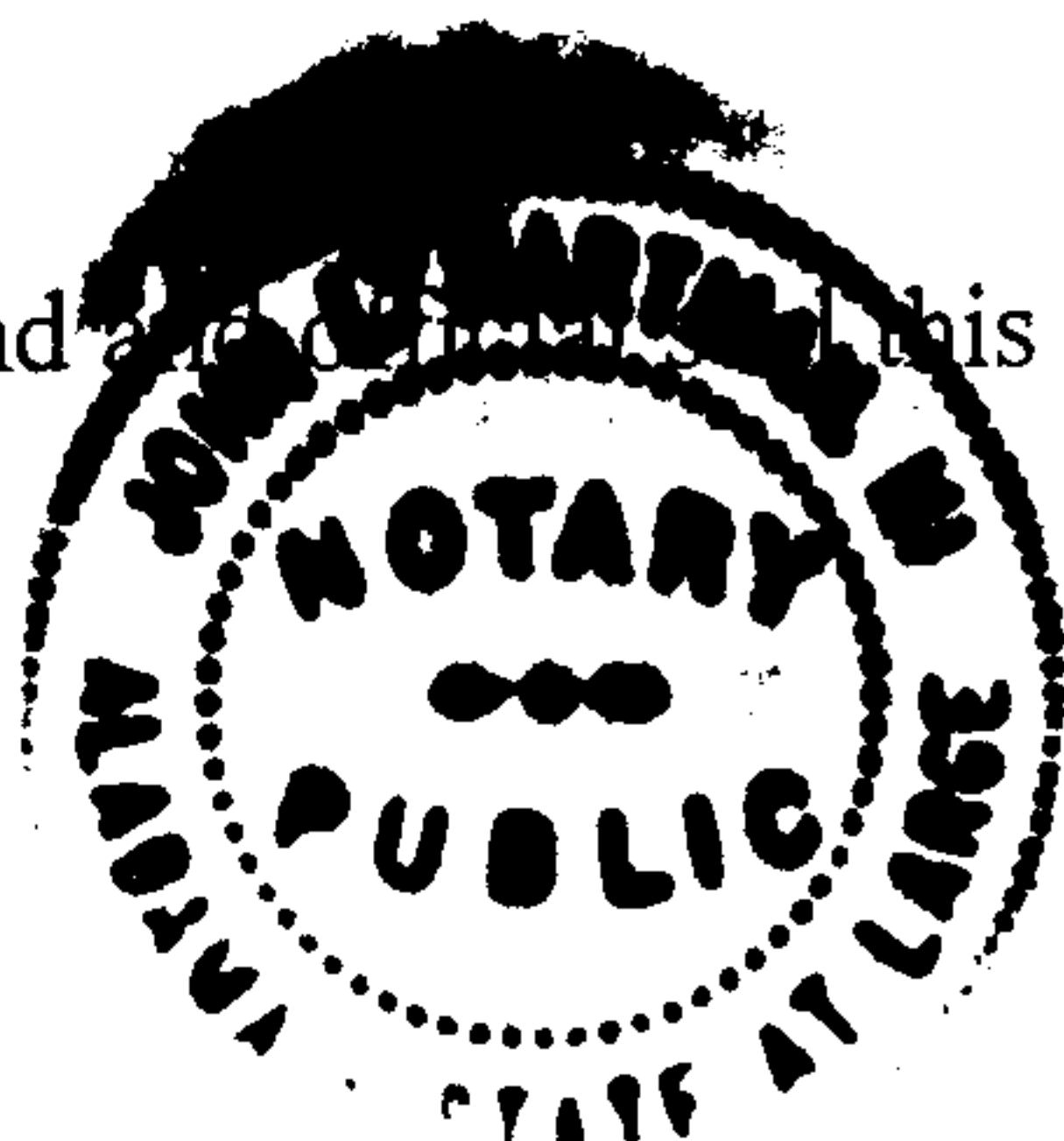
Shelby County, AL 07/25/2012
State of Alabama
Deed Tax: \$15.00

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 23rd day of July, 20 12, 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 seal this 23rd day of July, 20 12.

My Commission Expires:
08/04/2013




Notary Public


EXHIBIT "A"

Lot 105, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 37, Page 130 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

Together with nonexclusive easement to use the Common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument #2007022300084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. Taxes for the year 2012 and subsequent years;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. No further subdivision of any parcel as shown per recorded map;
4. Restrictions as recorded in Instrument #20041202000659280 and amended in Instrument 20060524000244790 in the Probate Office of Shelby County, Alabama;
5. Easement to Alabama Power Company as recorded in Instrument 20060630000314890, Instrument 20060630000315260, Instrument 20060630000315270, and Instrument 20080401000130220 in the Probate Office of Shelby County, Alabama;
6. Easement to Bellsouth Telecommunications as recorded in Instrument 20050803000394300 in the Probate Office of Shelby County, Alabama;
7. Grant of Land Easement with Restrictive Covenants as recorded in Instrument 20061212000610650, Instrument 20060828000422180, and Instrument 20071108000516450 in the Probate Office of Shelby County, Alabama;
8. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 2007022300084910, Amended in Instrument 20070830000408300, Amended in Instrument 20080501000178840, Amended in Instrument 2009012100018210, and further Amended in Instrument 2011012500025020 in the Probate Office of Shelby County, Alabama;
9. Declaration of Easement and Master Protective Covenants as recorded in Instrument 200604210000186650 in the Probate Office of Shelby County, Alabama;
10. Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Instrument LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama;
11. Mineral and Mining Rights including but not limited to, title to all minerals within and underlying the premises, together with all oil and mineral rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama;
12. Right of Way to Shelby County, Alabama as recorded in Deed Book 196, Pages 237, 248 and 254 and Instrument 1992-15747 and Instrument 1992-24264 in the Probate Office of Shelby County, Alabama;
13. Right of Way to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, and Deed Book 134, Page 411 in the Probate Office of Shelby County, Alabama;
14. Right of Way as recorded in Shelby Real 103, Page 844, and Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama;
15. Easement for Ingress/Egress recorded in Deed Book 321, Page 812, in the Probate Office of Shelby County, Alabama;
16. Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument 20051213000644260 in the Probate Office of Shelby County, Alabama;
17. Reservations, limitations, conditions and release of damages as recorded in Instrument 20051229000667950 in the Probate Office of Shelby County, Alabama;
18. Restrictive Covenants appearing of record in Instrument 20110406000107060, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.


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