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

My Commission Expires:

08/04/2013

Send Tax Notice To:

Philip M. McCauley
Maegan C. McCauley
460 Lake Chelsea Way
Chelsea, AL 35043

<u>CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor</u>

STATE OF ALABAMA)			
SHELBY COUNTY)		20130423000164410 1/3 \$ Shelby Cnty Judge of Pr 04/23/2013 10:48:48 AM	obate, AL
That in consideration of One Hundred Ninety Six The Dollars and No/100 to the undersigned grantor, NSH CORP., an Alabama co	orporation, (herein	(\$ 196,060.00 referred to as GRAN) Dollars TOR) in hance
paid by the grantees herein, the receipt whereof is herely presents, grant, bargain, sell and convey unto PHILI	y acknowledged, IP M. MCCAULEY	the said GRANTOR	does by these
their joint lives and upon the death of either of them, the every contingent remainder and right of reversion, the County, Alabama, to-wit:	n to the survivor	of them in fee simple,	, together with
SEE ATTACHED EXHIBIT "A" FOR LEGAL D	ESCRIPTION.		
\$192,282.00 of the purchase price recited closed simultaneously herewith.	d above is bein	g paid by a mortga	age loan
TO HAVE AND TO HOLD unto the said grant heirs and assigns forever, it being the intention of the partnereby created is severed or terminated during the joint herein survives the other, the entire interest in fee simple survive the other, then the heirs and assigns of the grantee	rties to this conve lives of the grante shall pass to the su	yance, that (unless the ees herein) in the ever urviving grantee, and i	e joint tenancy nt one grante if one does no
And the Grantors do hereby covenant with the Grantory of this Deed, the premises were free from all endefend the same against the lawful claims and demands against none other.	ncumbrances made	e by it, and that it sha	all warrant and
IN WITNESS WHEREOF, the said GRANTOR, execute this conveyance, hereto set its signature and seal, 20_{-13} .	-		s authorized t
	NSH CORP.		
Shelby County, AL 04/23/2013 State of Alabama Deed Tax:\$4.00	By:		
	Authorized	l Representative	
STATE OF ALABAMA) JEFFERSON COUNTY)		•	•
I, the undersigned, a Notary Public in a James H. Belcher, whose name as Au	thorized Represen	tative of NSH CORP.,	, a corporation
is signed to the foregoing conveyance and who is known effective on the 19th day of April , conveyance, he, as such officer and with full authority, expressions of the conveyance of the conveyance of the conveyance and with full authority, expressions are signed to the foregoing conveyance and who is known effective on the 19th day of April	20_13_, that, be	ing informed of the c	contents of th
corporation.			
Given under my hand and official seal this 19th	day of	pril	, 2013

Notary Public

20130423000164410 2/3 \$22.00 Shelby Cnty Judge of Probate, AL 04/23/2013 10:48:48 AM FILED/CERT

"EXHIBIT A"

Lot 9-62, 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")

- 1. Current taxes;
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
- 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.
- Easement to Level 3 Communications, LLC recorded in Inst. No. 2000-0007 and Inst. No. 2000-0671.
- Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
- 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.
- 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.
- 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 of 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.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	NSH Corp.	
Mailing Address	3545 Market Street Hoover, AL 35226	
Grantee's Name	Philip M. McCauley Maegan C. McCauley	
Mailing Address	460 Lake Chelsea Way Chelsea, AL 35043	
Property Address	460 Lake Chelsea Way Chelsea, AL 35043	20130423000164410 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 04/23/2013 10:48:48 AM FILED/CERT
Date of Sale	April 19, 2013	04/23/2013 10:48:48 611 1 1223.
Total Purchase Price or Actual Value \$ or Assessor's Market Value	\$196,060.00 \$	
Bill of Sale Sales Contract Closing Stateme	ent	be verified in the following documentary evidence: (check one) _Appraisal _Other ns all of the required information referenced above, the filing of this form
<u></u>		Instructions
Grantor's name and mailing address mailing address.		ne person or persons conveying interest to property and their current
Grantee's name and mailing addre	ess – provide the name of the	ne person or persons to whom interest to property is being conveyed.
Property address – the physical ad	dress of the property being	conveyed, if available.
Date of Sale – the date on which is	nterest to the property was o	conveyed.
Total Purchase price — the total an offered for record.	nount paid for the purchase	of the property, both real and personal, being conveyed by the instrument
Actual value – if the property is no instrument offered for record. This market value.	ot being sold, the true value is may be evidenced by an a	e of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's current
	local official charged with t	current estimate of fair market value, excluding current use valuation, on the responsibility of valuing property for property tax purposes will be Alabama 1975 § 40-22-1 (h).
		nation contained in this document is true and accurate. I further y result in the imposition of the penalty indicated in Code of Alabama
Date April 19, 2013		Print John Hong Tue
Unattested (verifie	ed by)	Sign (Granter/Grantee/Owner/Agent) circle one