


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

Send Tax Notice To:
Joseph J. Kruse
Kathryn E. Kruse
305 Lakewood Circle
Helena, AL 35080

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

STATE OF ALABAMA)

SHELBY COUNTY)


20140923000297910 1/4 \$70.00
Shelby Cnty Judge of Probate, AL
09/23/2014 12:29:52 PM FILED/CERT

That in consideration of Three Hundred Sixty-six Thousand Four Hundred Eighty and no/100-----
----- (\$ 366,480.00-----) 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 Joseph J. Kruse and Kathryn E. Kruse
-----, (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:

Shelby County, AL 09/23/2014
State of Alabama
Deed Tax: \$47.00

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 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.

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.

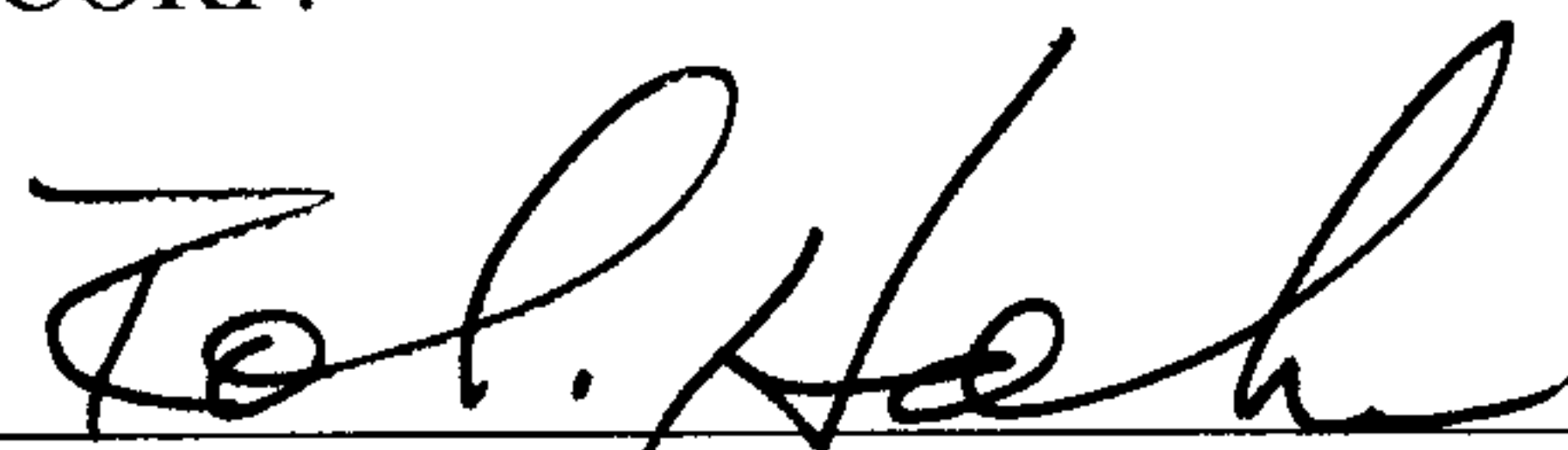
This conveyance is made upon the covenant and condition that no right of action for damages on account
of injuries to the real estate herein conveyed or to any buildings, improvements, structures, pipelines, or other
sources of water supply or sewer now or hereafter located upon said real estate, or 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,

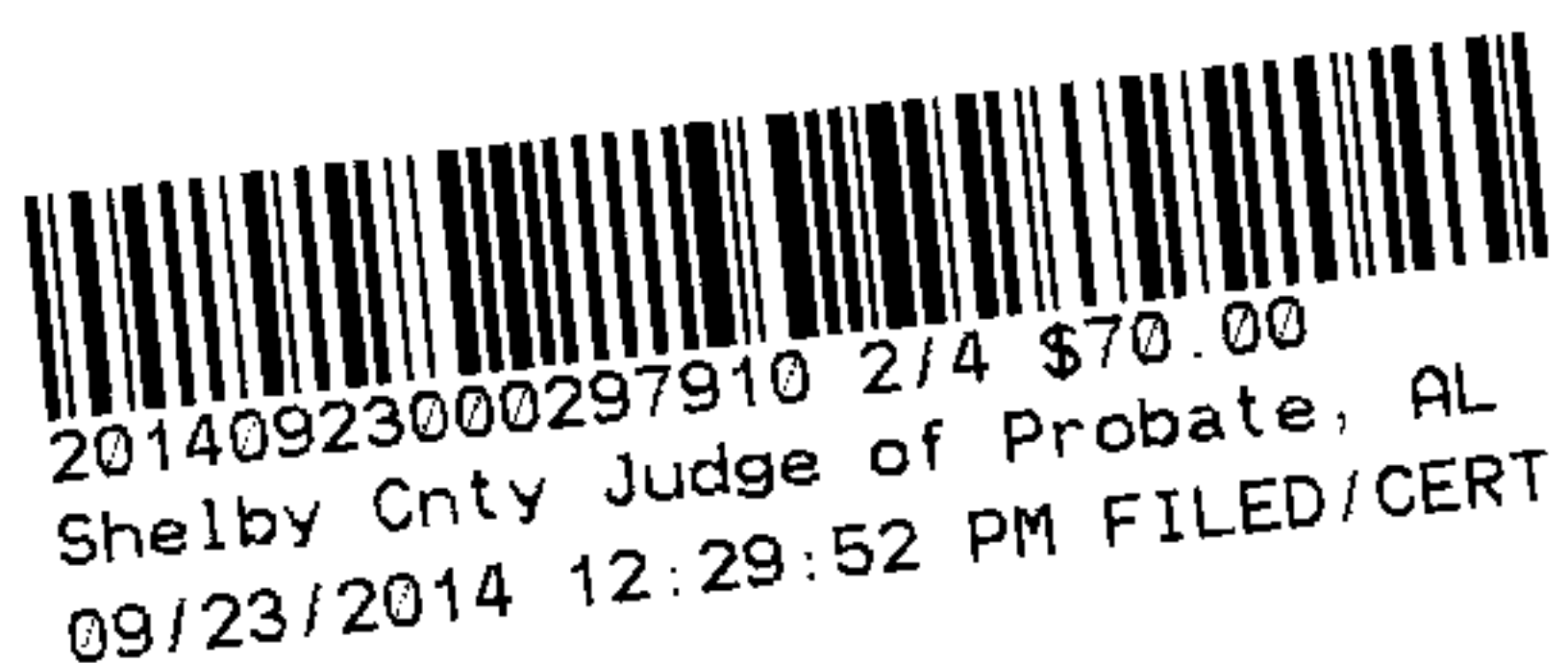
occluded natural gas, coalbed methane gas, gob gas, limestone and all other minerals and non-mineral substances, including, water associated with the production of coalbed methane gas, or coal seam or other roof supports whether said past mining and/or gas or oil producing operations be in said real 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 5th day of September, 2014.

NSH CORP.

By: 
Robert L. Holman
Authorized Representative



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Holman, 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 5th day of September, 2014, 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 5th day of September, 2014.


My Commission Expires: 08/04/17


Notary Public John L. Hartman, III

EXHIBIT "A"

Lot 832, according to the Final Plat 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 and Instrument 20120628000228760 in the Probate Office of Shelby County, Alabama; (15) Restrictions, Covenants, Conditions, Mineral and Mining Rights, Limitations and Release of Damages appearing of record in Instrument 2014032400081050, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.


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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

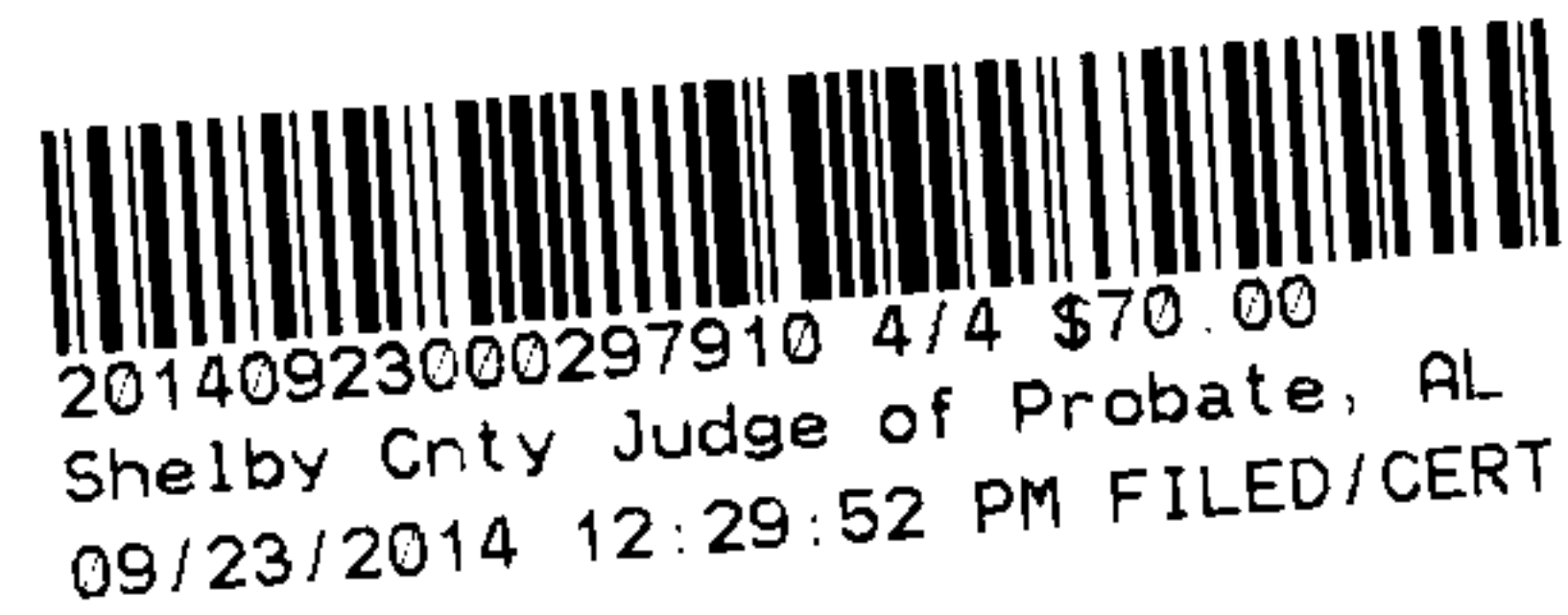
Grantee's Name Joseph J. Kruse
Kathryn E. Kruse

Mailing Address 305 Lakewood Circle
Helena, AL 35080

Property Address 305 Lakewood Circle
Helena, AL 35080

Date of Sale September 5, 2014

Total Purchase Price \$366,480.00
or Actual Value \$
or Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date September 5, 2014

Unattested

(verified by)

Print: John L. Hartman, III

Sign:

(Grantor/Grantee/Owner/Agent) circle one