

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

Send Tax Notice To:  
Jamie Jo Koppersmith  
James Harrison Koppersmith  
7035 Kensington Avenue  
Calera, AL 35040

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

STATE OF ALABAMA )  
  
SHELBY COUNTY )

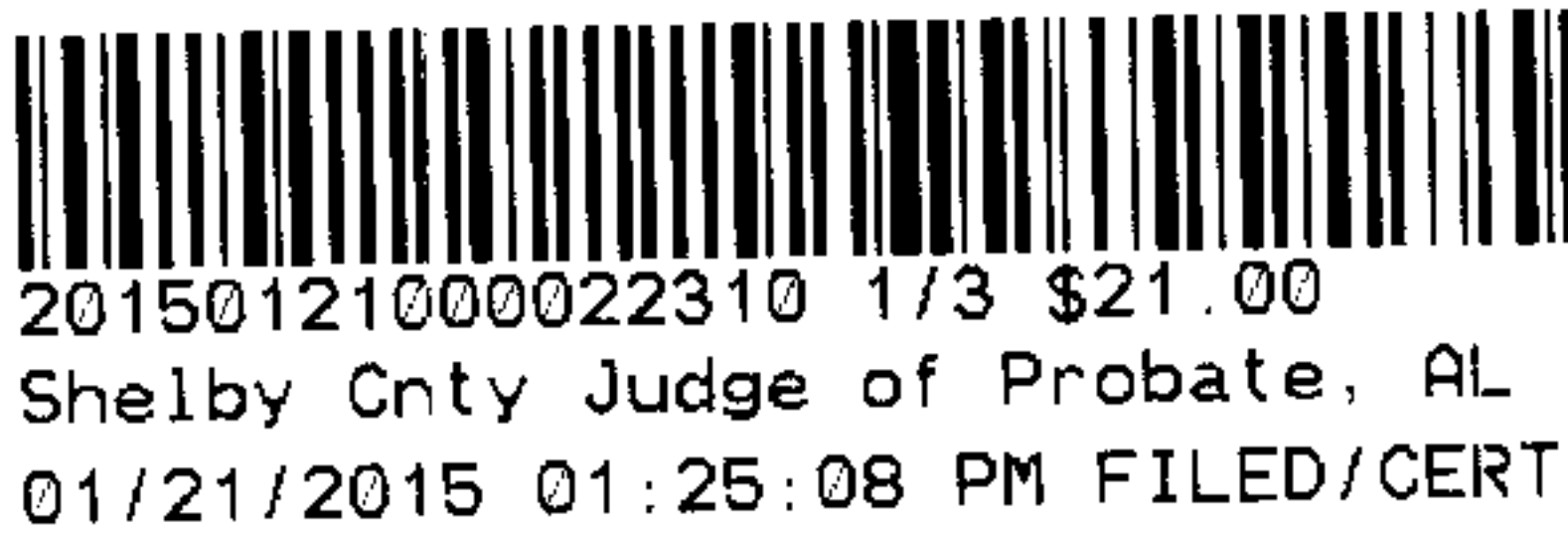
That in consideration of One Hundred Ninety Thousand Five Hundred and no/100-----  
----- (\$ 190,500.00-----) Dollars  
to the undersigned grantor, **NSH CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in hand  
paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these  
presents, grant, bargain, sell and convey unto Jamie Jo Koppersmith and  
James Harrison Koppersmith, (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.


The entire 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.

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 12th day of January,  
20 15.



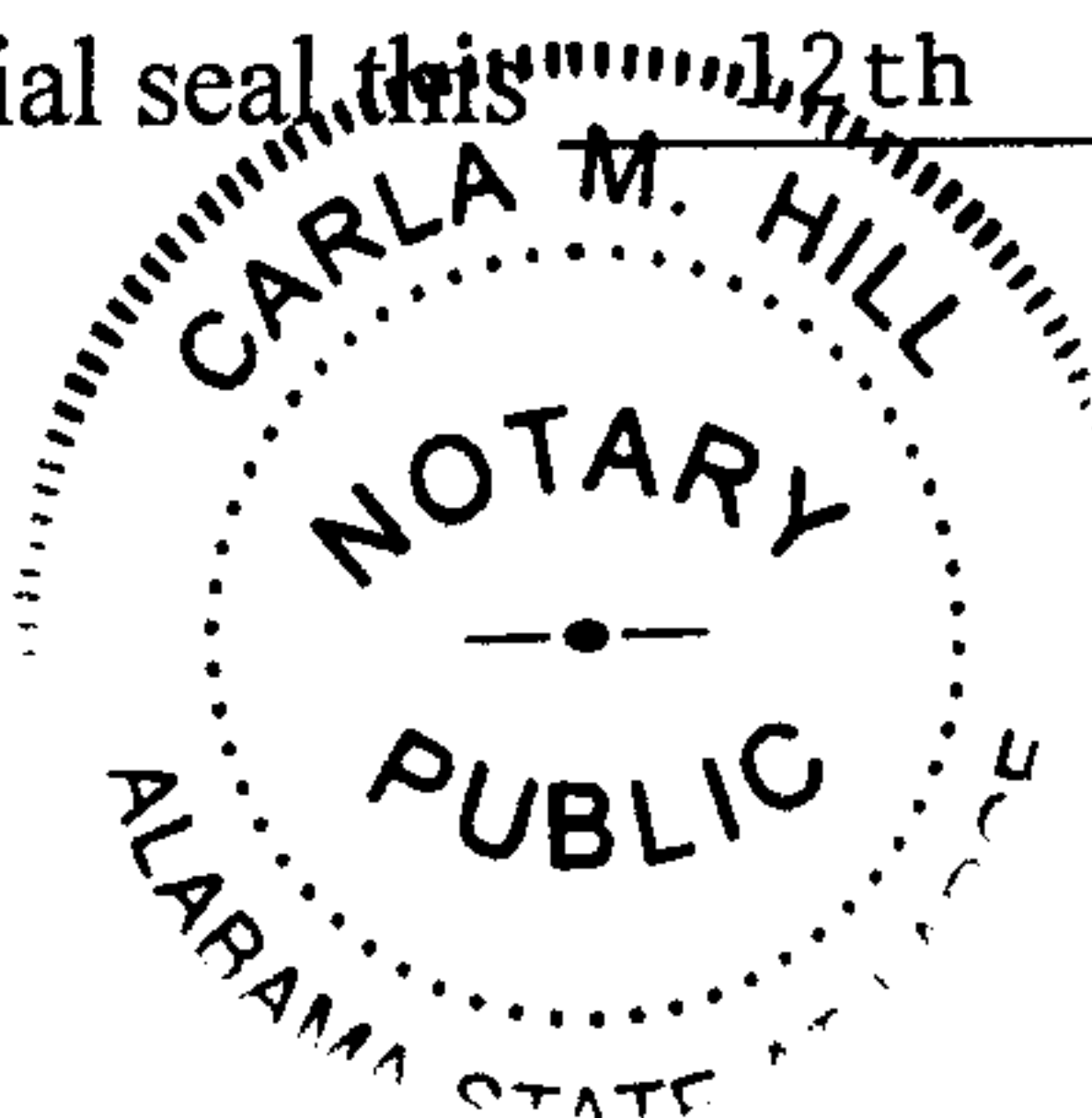
NSH CORP.

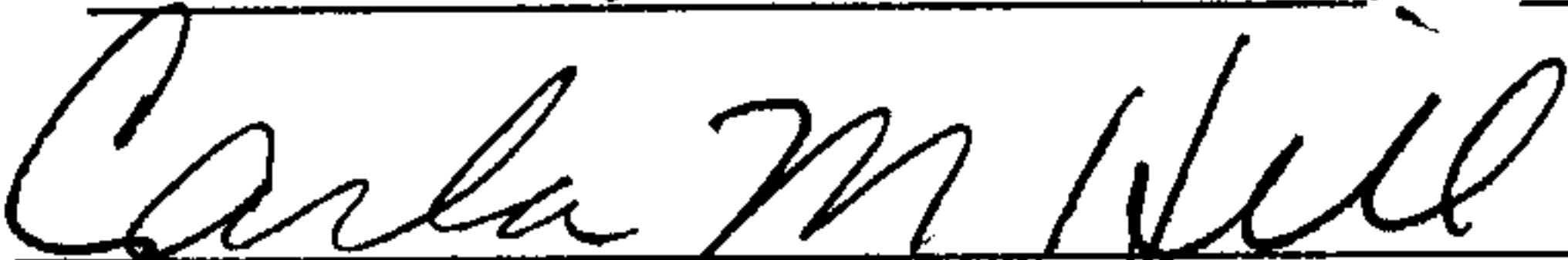
By:   
Robert L. Holman  
Authorized Representative

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 12th day of January, 20 15, 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 12th day of January, 20 15.  
My Commission Expires: 3/23/15



  
Notary Public Carla M. Hill

## **EXHIBIT "A"**

Lot 171, according to the Survey of Kensington Place Phase 2, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

1. Taxes for the current year not yet due and payable;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. 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;
4. Agreement with Shelby Count, Alabama recorded in Inst. No. 2006-21579;
5. Restrictions appearing of record in Inst. No. 2006-62070 and Inst. No. 2007-14651;
6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-35887; Inst. No. 2007-51632; Inst. No. 2010-26322 and Inst. No. 2011-19709;
7. Right-of-way granted to South Central Bell Telephone Company recorded in Inst. No. 2006-8961; Inst. No. 2006-8962; Inst. No. 2006-8964; Inst. No. 2006-8965 and Inst. No. 2006-4106.



20150121000022310 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/21/2015 01:25:08 PM FILED/CERT



## 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

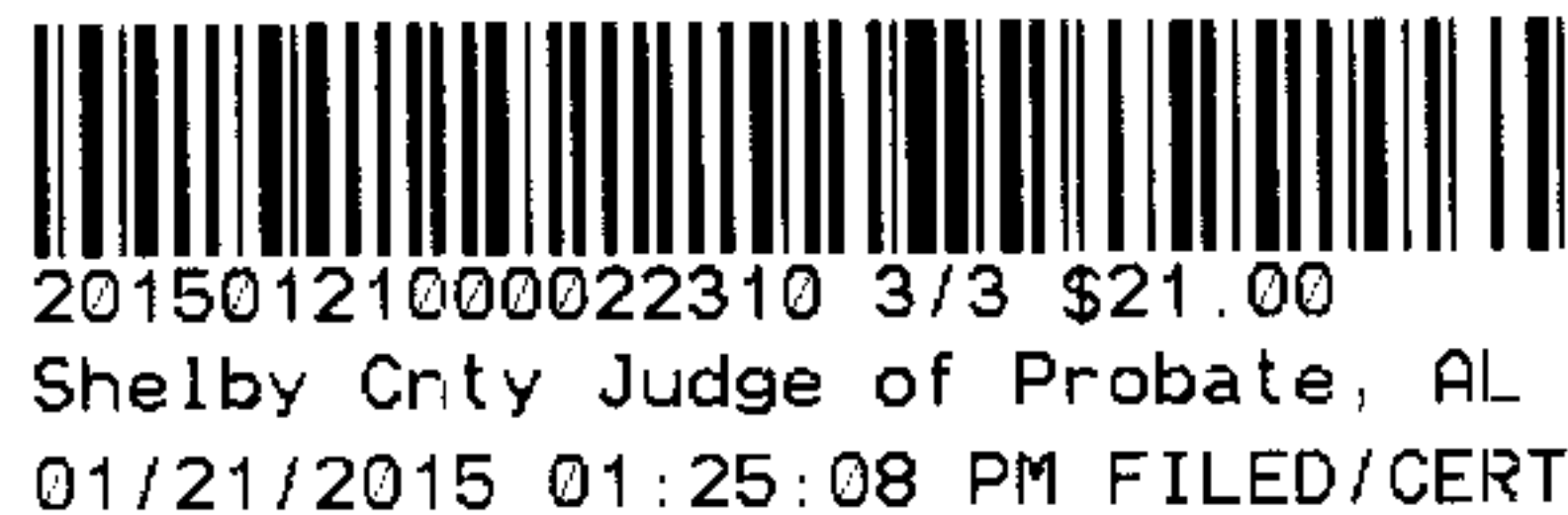
Grantee's Name Jamie Jo Kuppersmith  
James Harrison Kuppersmith

Mailing Address 7035 Kensington Avenue  
Calera, AL 35040

Property Address 7035 Kensington Avenue  
Calera, AL 35040

Date of Sale January 12, 2015

Total Purchase Price \$190,500.00  
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 January 12, 2015

Print: Joshua Louis Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one