



20110811000236290 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
08/11/2011 02:26:24 PM FILED/CERT

Shelby County, AL 08/11/2011
State of Alabama
Deed Tax: \$18.50

FRS File No.: 665447 39815

SPECIAL STATUTORY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty
Four Thousand Eight Hundred and No/100-----DOLLARS and other valuable
considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of
which is hereby acknowledged, National Residential Nominee Services Inc., a corporation (herein
referred to as GRANTOR) with an office and principal place of business at 10125 Crosstown Circle,
Suite 380, Eden Prairie, MN 55344, does hereby GRANT, BARGAIN, SELL and CONVEY unto
Robert Elliott Sims and Lauren C. Sims, as joint tenants with rights of
survivorship
(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the Revised Final Plat Ashton Woods Phase Two, as recorded in Map Book 29, page
92, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 191 Ashton Woods Drive,
Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever, as joint
tenants with rights of survivorship.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and
warrants the title against the lawful claims of all persons claiming by, through, and under it, but not
further otherwise.

\$146,672.00 of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.



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IN WITNESS WHEREOF, National Residential Nominee Services Inc., a corporation, has caused this instrument to be executed in its name and on its behalf by Loraine Slama as its Vice-President, on this 11th day of July, 2011.

National Residential Nominee Services Inc.

By:

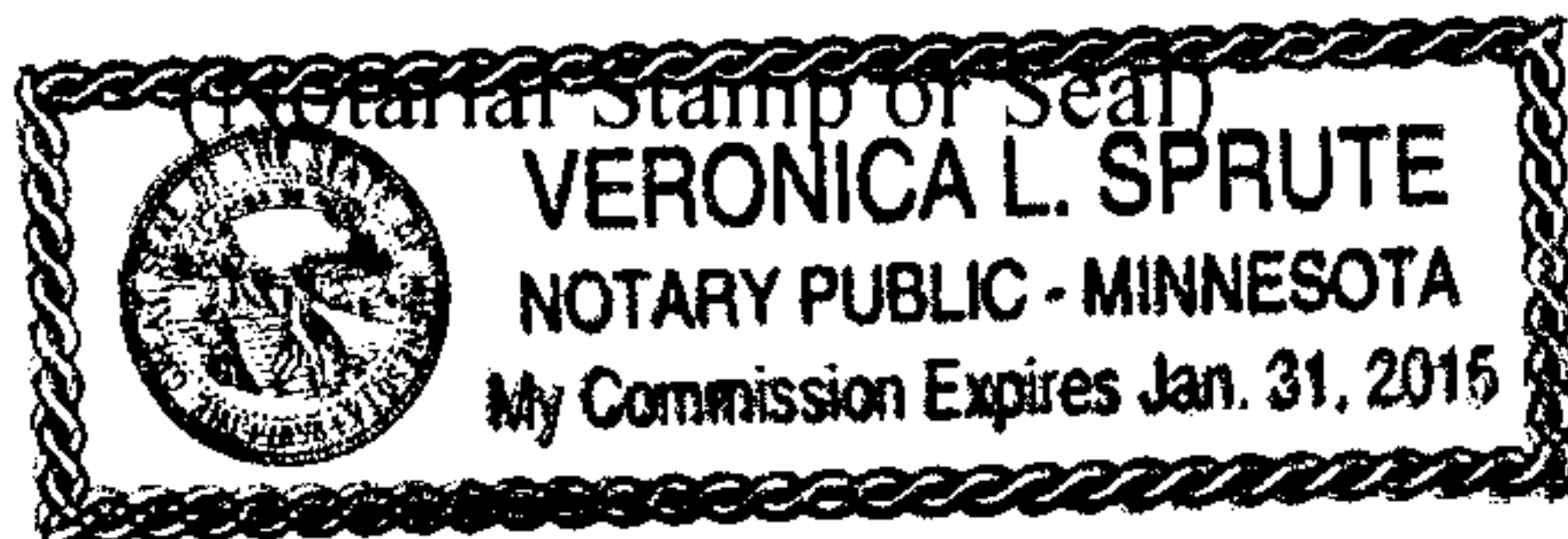
Printed Name:

Title:

THE STATE OF Minnesota
COUNTY OF Henriepin }

I, Veronza Sprute, a Notary Public in and for said County and State, VP do hereby certify that Loraine Slama, whose name as VP of National Residential Nominee Services Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 the 11th day of July, 2011.



Veronza Sprute
Notary Public

My commission expires: 1-31-2015

This document prepared by: Natalie Riesberg, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344