



20120806000288230 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/06/2012 03:44:12 PM FILED/CERT

**SEND TAX NOTICES TO:**

NOVA HR, LLC  
Attn: Laurie S. Halvorson  
5256 GREYSTONE WAY  
BIRMINGHAM, ALABAMA 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, COTTER PROPERTIES, L.L.C., an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto NOVA HR, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the \_\_\_\_ day of August, 2012.

**COTTER PROPERTIES, L.L.C.**, an Alabama limited liability company

By: \_\_\_\_\_


Print Name: Clement P. Cotter, Jr.

Title: Sole Member

STATE OF ALABAMA  
JEFFERSON COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clement P. Cotter, Jr., whose name as Sole Member of COTTER PROPERTIES, L.L.C., an Alabama limited liability company, 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 member, and with full authority, executed the same voluntarily, as an act of said company, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 3rd day of August, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/23/14

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:


Heather E. Ward  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

  
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## **EXHIBIT "A"**

Lot 1-A, according to the Survey of Cotter Resurvey, as recorded in Map Book 42, Page 111, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2012, a lien but not yet payable; ii) restrictions or covenants recorded in Misc. 21, Page 614; iii) restrictions and covenants appearing of record in Deed Volume 155, Page 593; Deed Volume 172, Page 520 and Deed Volume 167, Page 353; iv) transmission line permits to Alabama Power Company recorded in in Deed 176, Page 377; Deed 138, Page 443 and Deed 157, Page 285; v) right-of-way granted to Alabama Power company recorded in Deed 103, Page 54; Deed 134, Page 25; Deed 160, Page 63 and Deed 175, Page 394; vi) easement to South Central Bell recorded in Deed 168, Page 480 and Deed 80, Page 44; vii) easements and rights of ways to the State of Alabama as shown by instruments recorded in Deed 102, Page 446, Final Record 16, Page 112 and Deed 167, Page 242; viii) less and except any part of subject property lying within Highway 31; and ix) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



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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 COTTER PROPERTIES, L.L.C.  
Mailing Address 1216 1ST ST N  
HWY 31  
ALABASTER, AL 35007

Grantee's Name NOVA HR LLC  
Mailing Address 5256 Greystone Way  
Birmingham AL 35242

Property Address 1228 1ST ST N  
HWY 31  
ALABASTER, AL 35007

Date of Sale 8-3-12  
Total Purchase Price \$ 400,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 08/03/2012

Print Laurie Halvorson, as Manager

☐ Unattested

Sign Laurie Halvorson  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)