

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
C/O NEI Global Relocation, Co.
8701 W. Dodge Road
Omaha, NE 68114

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20121126000448600 1/4 \$360.00
Shelby Cnty Judge of Probate, AL
11/26/2012 11:16:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty Eight Thousand Seven Hundred Fifty Dollars and 00/100 (\$338,750.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JEFFREY B. THURSTON AND MELISSA F. THURSTON, HUSBAND AND WIFE** grant, bargain, sell and convey unto **N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$0.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/26/2012
State of Alabama
Deed Tax: \$339.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of November, 2012.

● Jeffrey B. Thurston
JEFFREY B. THURSTON

● Melissa F. Thurston
MELISSA F. THURSTON

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JEFFREY B. THURSTON**, husband of MELISSA F. THURSTON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2012.

● Vicki M. Hedrick
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 30, 2014

My Commission Expires: _____

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MELISSA F. THURSTON**, wife of JEFFREY B. THURSTON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2012.

● Vicki M. Hedrick
Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES SEPTEMBER 30, 2014


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EXHIBIT A

Lot 2711, according to the survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, page 20, in the Office of the Judge of Probate of Shelby County, Alabama.
Situating in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, conditions, and restrictions for Highland Lakes, a residential subdivision, 27th Sector, recorded in Instrument #20031010000683520, in the Probate Office of Shelby County, Alabama, (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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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 Jeffrey Thurston
Mailing Address 140 Austin Cir
B'ham AL 35242

Grantee's Name NP Dodge
Mailing Address 8701 West Dodge
Omaha NE 68114

Property Address 140 Austin Cir
B'ham AL
35242

Date of Sale 11-16-12
Total Purchase Price \$ 338,750.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

