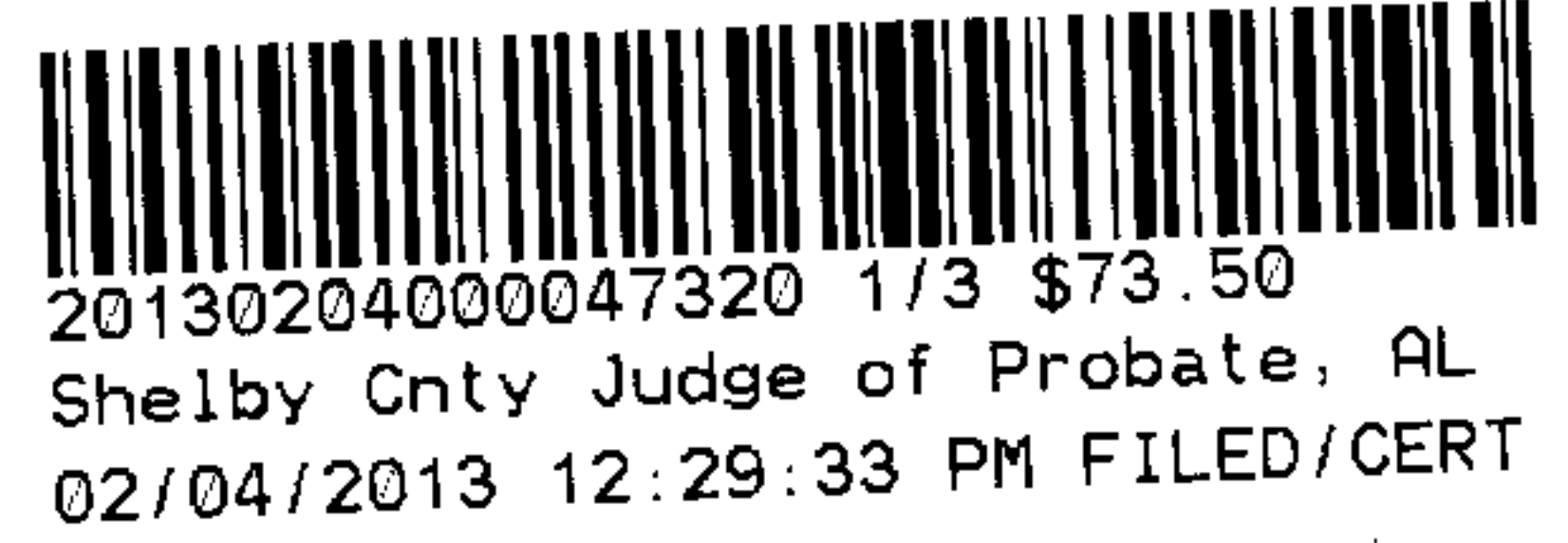


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Charles D'ambrose
Sondra M. D'ambrose
1022 Highland Village Trail
Birmingham, AL 35242

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



STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Four Hundred Sixty-seven Thousand Three Hundred Sixty-seven & 57/100
----- (\$ 467,367.57) 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 CHARLES D'AMBROSE, SONDR A M. D'AMBROSE and
LOLA G. MINOR, (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.

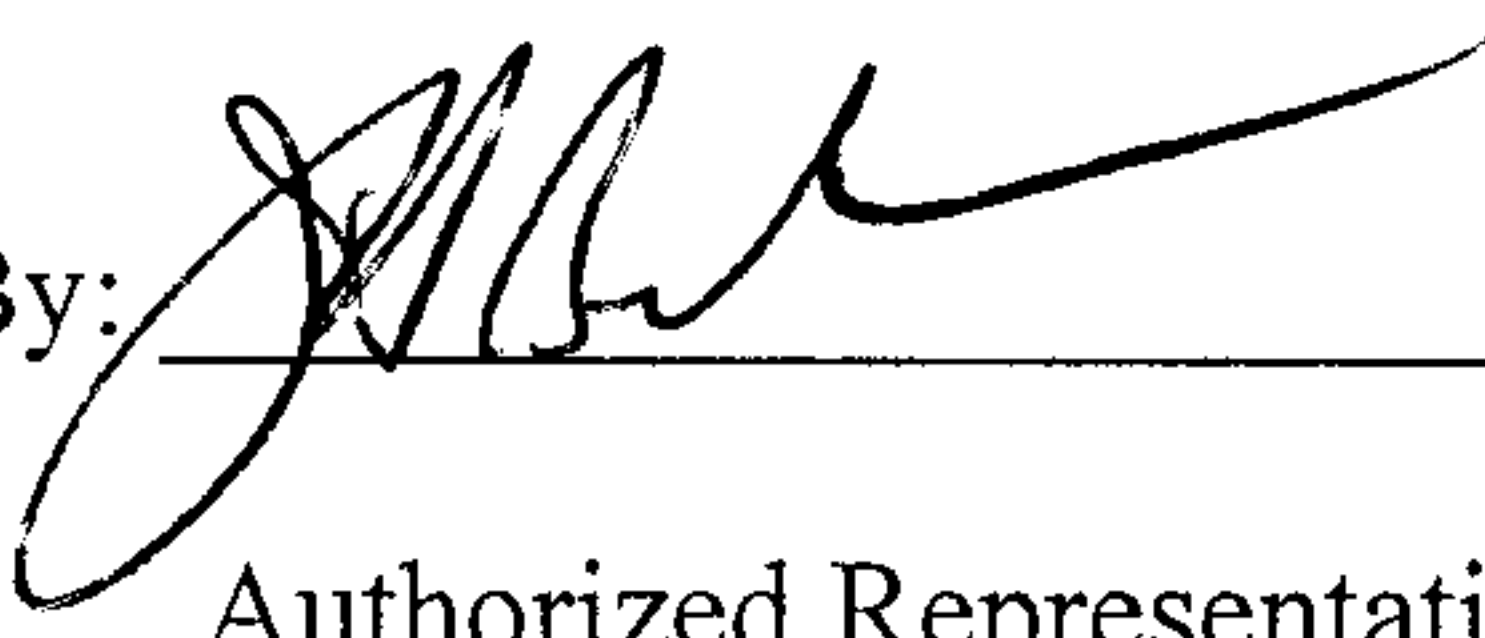
\$411,867.00 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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.

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 31st day of January,
20 13.

NSH CORP.

Shelby County, AL 02/04/2013
State of Alabama
Deed Tax: \$55.50

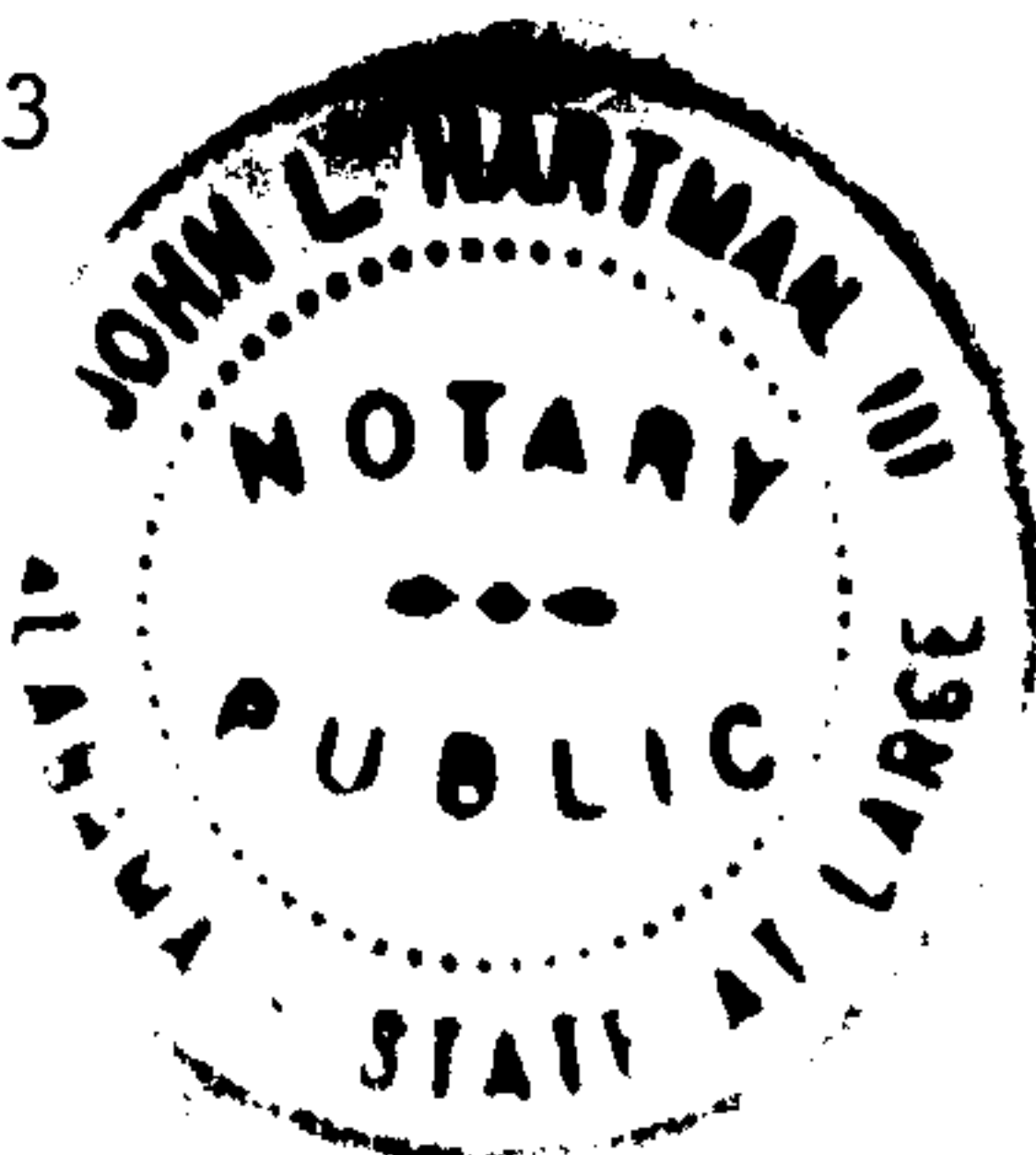
By: 
Authorized Representative

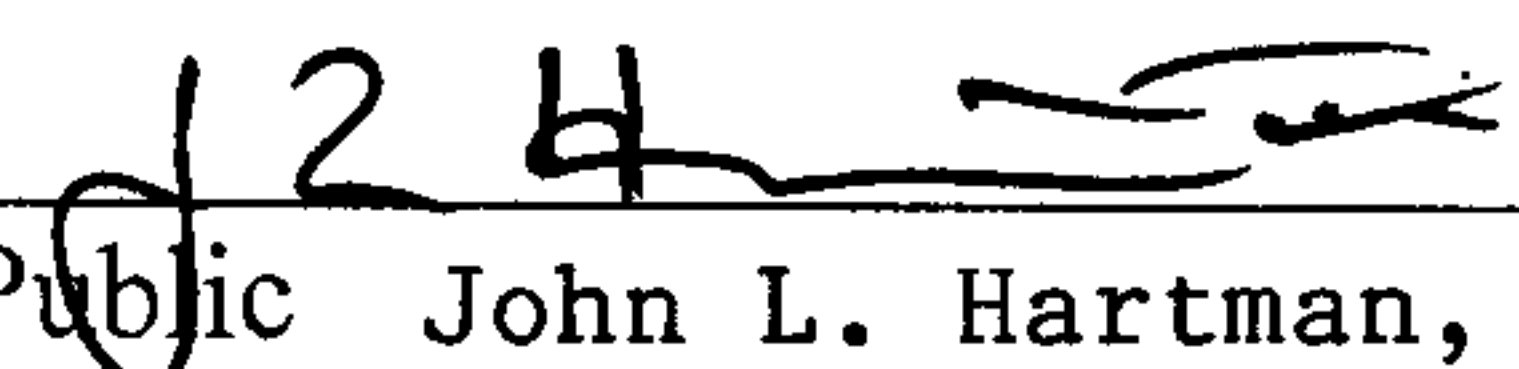
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
James H. Belcher, 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 31st day of January, 2013, 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 31st day of January, 20 13.

My Commission Expires: 08/04/13




Notary Public John L. Hartman, III

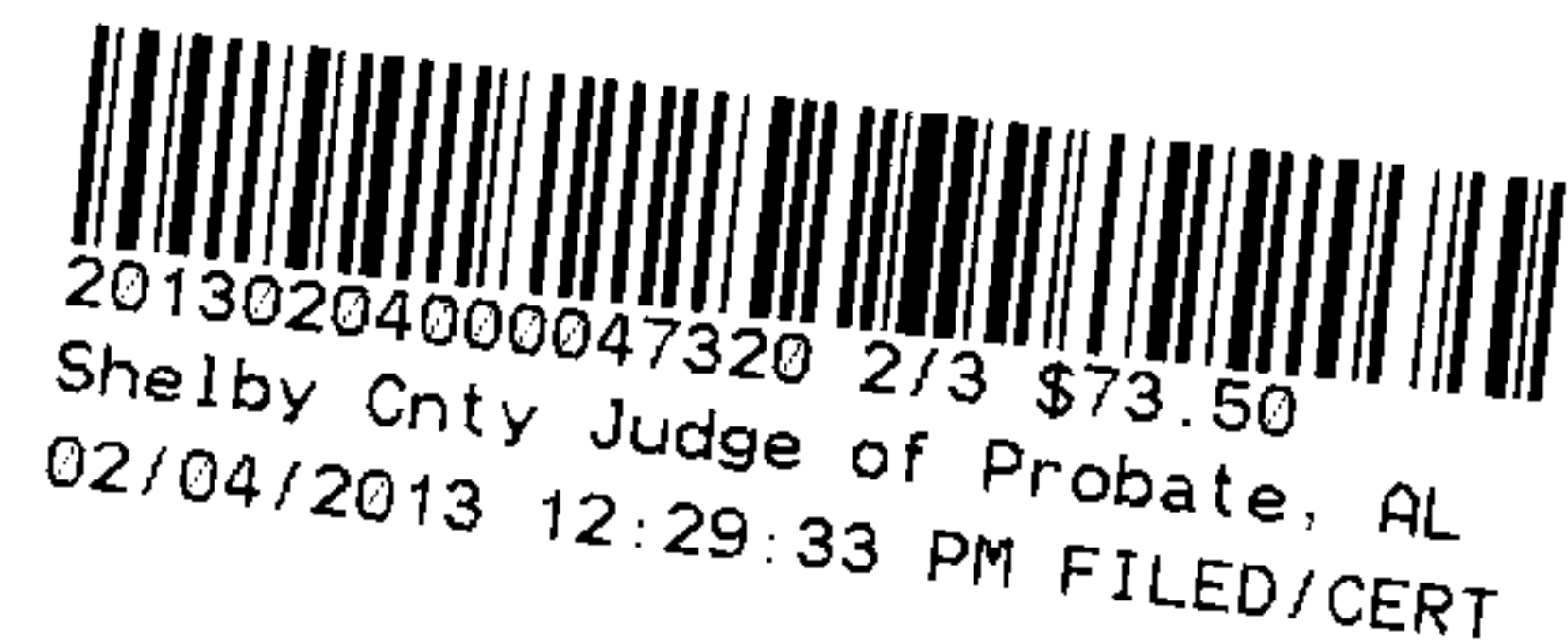


EXHIBIT "A"

Lot 49, according to the 2nd Amendment to the amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

Together with nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama,, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as , the "Declaration").

Subject to:

1. Taxes for the year 2013 and subsequent years;
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;
4. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569; and Deed Book 134, Page 411, in said Probate Office;
5. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254; Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270 in said Probate Office;
6. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in the Probate Office;
7. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office;
8. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama;
9. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #2006421000186650, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Village Residential Association, Inc. as recorded in Instrument #2006031400012830, in the Office of the Judge of Probate of Jefferson County, Alabama;
10. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector One, as recorded in Instrument #20060421000186670, in said Probate Office;
11. Subject to covenants, conditions and restrictions as set for in the document recorded in Instrument #20041202000659280; Instrument 20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670 and amended in Instrument #20060712000335740, in said Probate Office;
12. Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument #20051213000644260.

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 Charles D'ambrose
Sondra M. D'ambrose

Mailing Address 1022 Highland Village Trail
Birmingham, AL 35242

Property Address 1022 Highland Village Trail
Birmingham, AL 35242

Date of Sale January 31, 2013

Total Purchase Price \$467,367.57
or Actual Value \$
or Assessor's Market Value \$



20130204000047320 3/3 \$73.50
Shelby Cnty Judge of Probate, AL
02/04/2013 12:29:33 PM FILED/CERT

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

_____ Bill of Sale _____ Appraisal
 _____ Sales Contract _____ Other
 X 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 31, 2013

Print John L. Houtman III

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one