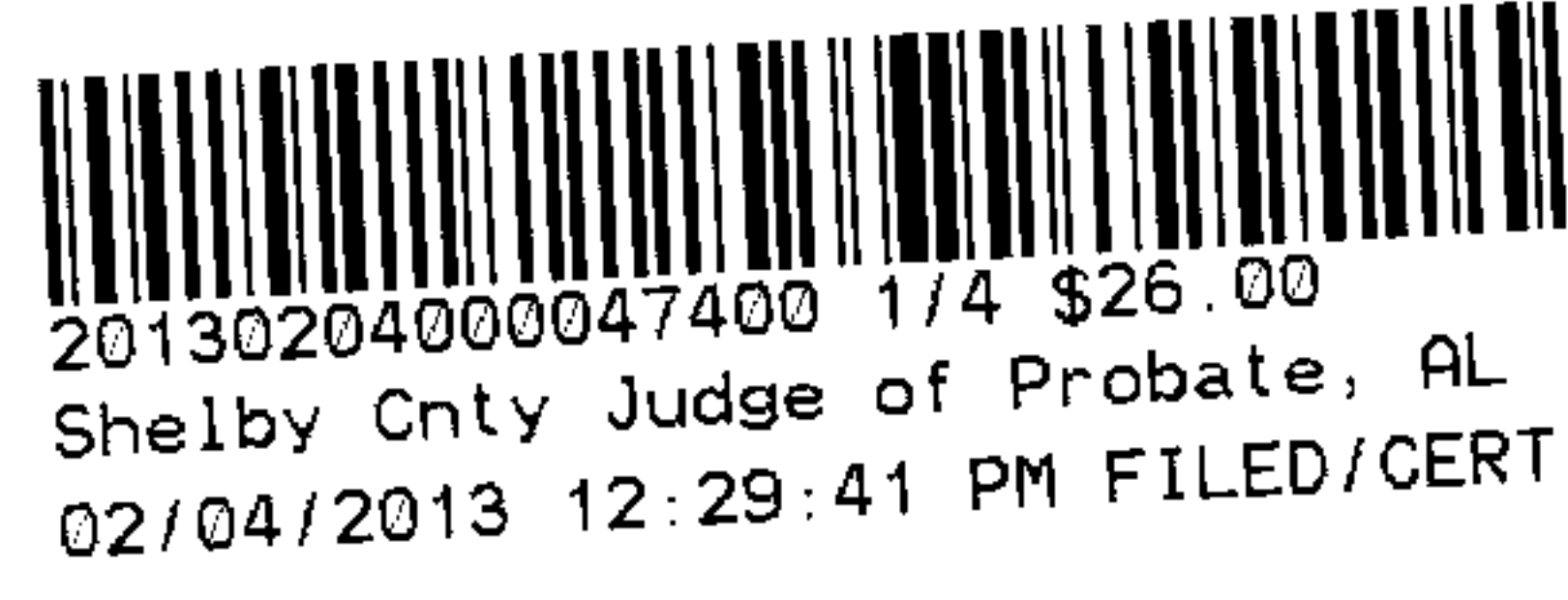


This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Charlie R. Dyer  
Rebecca L. Dyer  
455 Lake Chelsea Way  
Chelsea, AL 35043

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

STATE OF ALABAMA )  
  
SHELBY COUNTY )



That in consideration of Two Hundred Sixty One Thousand Four Hundred Seventy Five and  
No/100----- (\$ 261,475.00 ) 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 Charlie R. Dyer and Rebecca L. Dyer  
, (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.

\$256,738.00 of the purchase price recited above is being paid by 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 30th day of January,  
20 13.

NSH CORP.

Shelby County, AL 02/04/2013  
State of Alabama  
Deed Tax: \$5.00

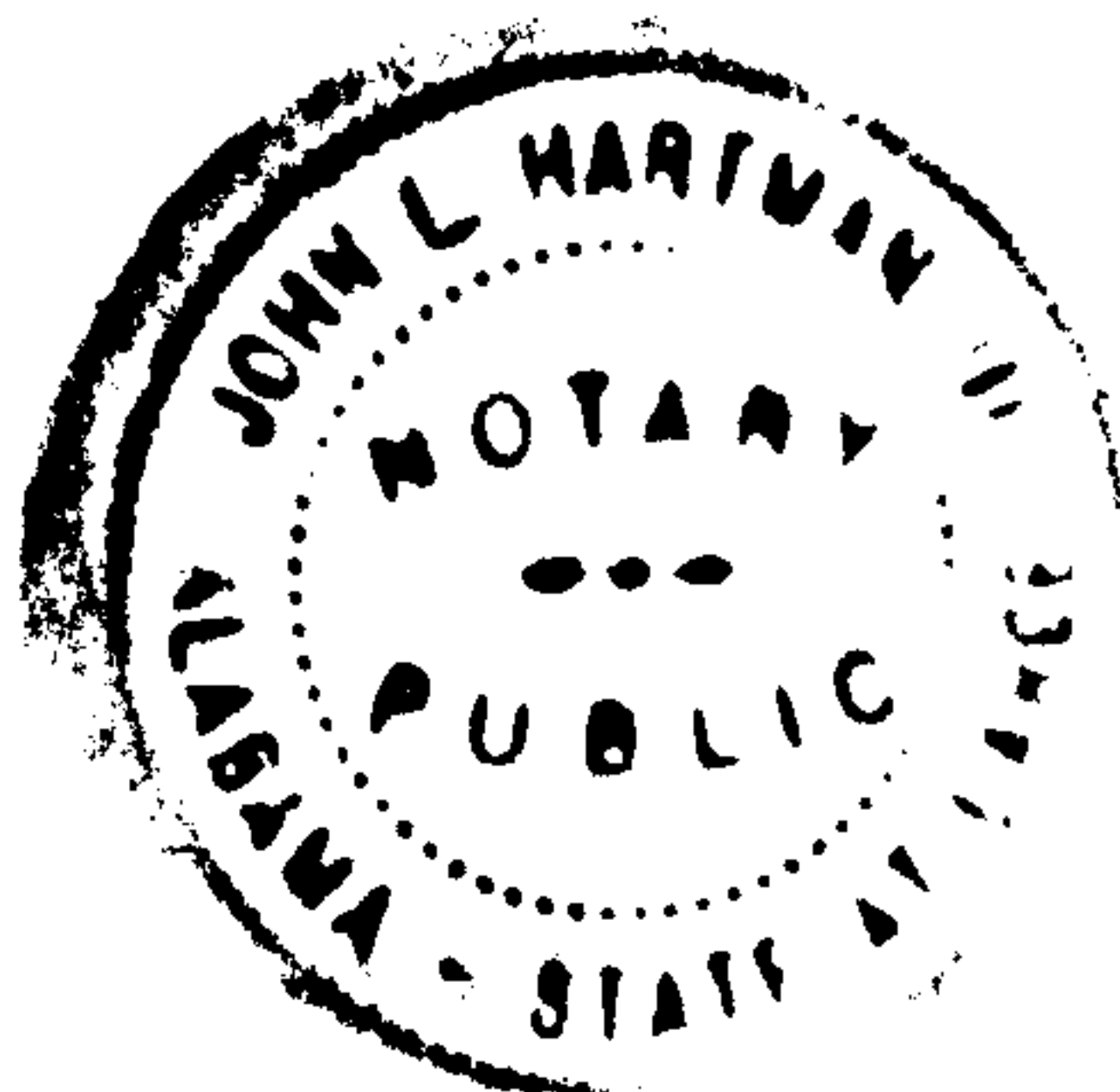
By: [Signature]  
Authorized Representative

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 30th day of January, 20 13, 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 30th day of January, 20 13.

My Commission Expires:  
08/04/2013




[Signature]  
Notary Public

## “EXHIBIT A”

Lot 9-76, according to the Survey of Chelsea Park – 9<sup>th</sup> Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
1. 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.
2. Easement to Level 3 Communications, LLC recorded in Inst. No. 2000-0007 and Inst. No. 2000-0671.
3. Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
4. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Inst. No. 20040816000457750.
5. Notice of Final Assessment of Real Property as recorded in Inst. No. 20050209000065530.
6. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation as recorded in Inst. No. 20041223000699630.
7. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Inst. No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Inst. No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9<sup>th</sup> Sector, as recorded in Inst. No. 20051229000659740 and Inst. No. 20060920000468120 in said Probate Office.
8. Declaration of Restrictive Covenants as recorded in Inst. No. 20030815000539670 in said Probate Office.
9. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20060630000314940; Inst. No. 20050203000056210 and Inst. No. 20060828000422650.
10. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Inst. No. 20061229000634390 and Inst No. 20080107000006980 in said Probate Office.

  
20130204000047400 2/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/04/2013 12:29:41 PM FILED/CERT

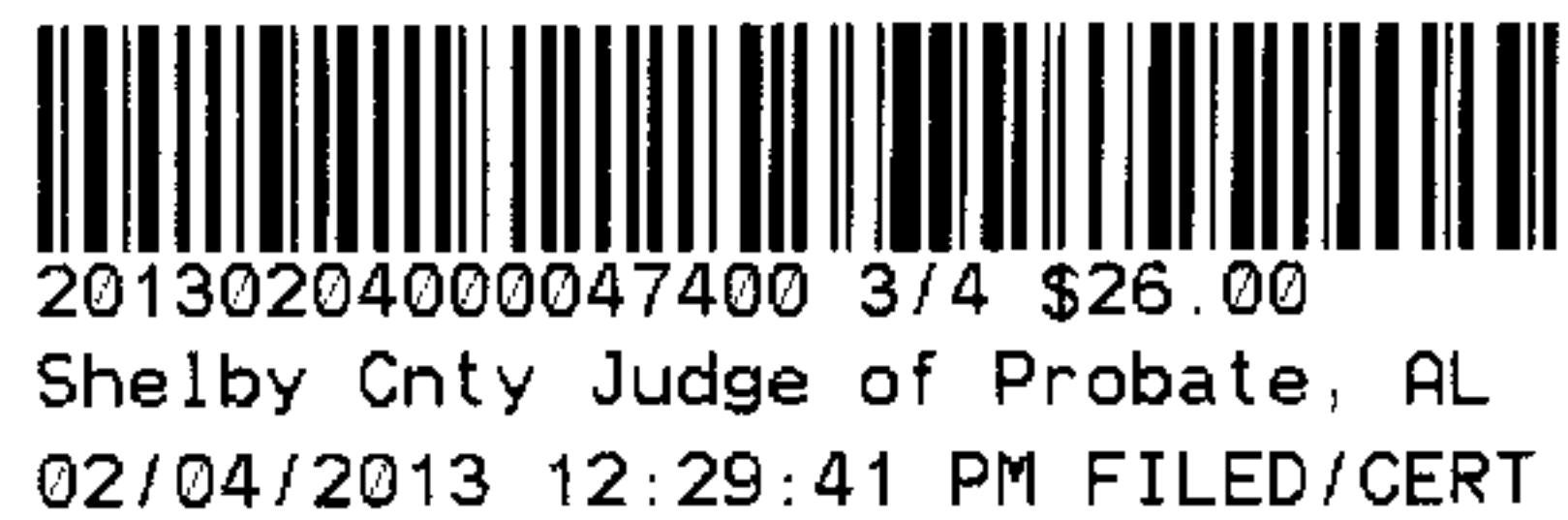
**Real Estate Sales Validation Form**

*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 Charlie R. Dyer  
Rebecca L. Dyer  
Mailing Address 455 Lake Chelsea Way  
Chelsea, AL 35043  
Property Address 455 Lake Chelsea Way  
Chelsea, AL 35043

Date of Sale January 30, 2013

Total Purchase Price \$261,475.00  
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)

\_\_\_\_\_ 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).

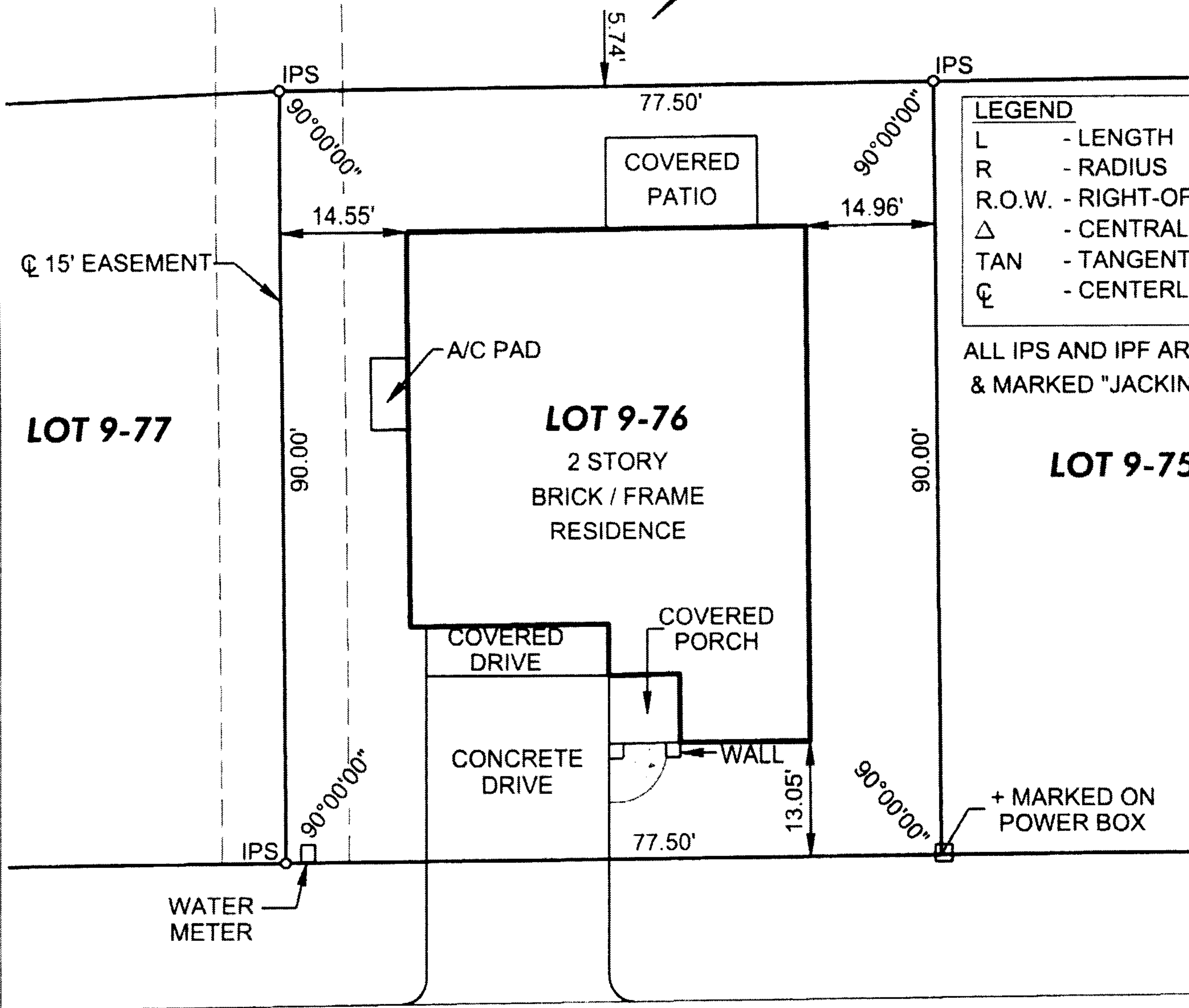
Date January 30, 2013

Print John L. Hartman III

Unattested (verified by)

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

**COMMON  
AREA**



LEGEND	
L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-OF-WAY
Δ	- CENTRAL ANGLE
TAN	- TANGENT
☉	- CENTERLINE

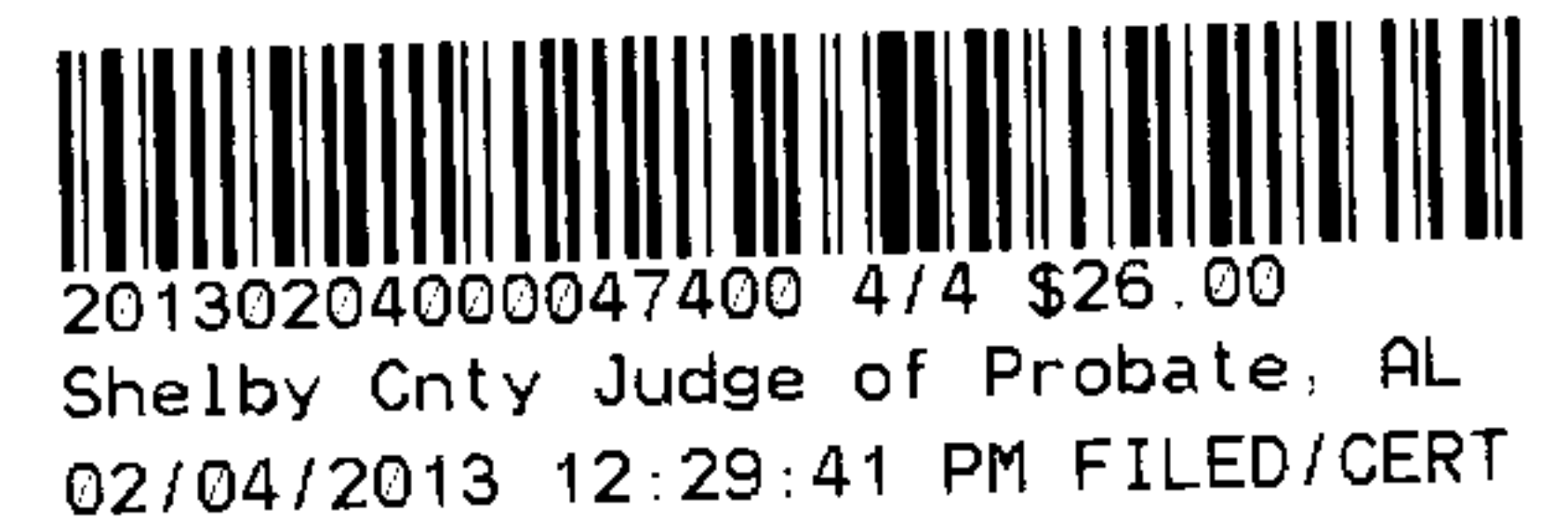
ALL IPS AND IPF ARE CAPPED & MARKED "JACKINS 18399"

**LOT 9-75**

**LOT 9-77**

**LAKE CHELSEA WAY  
(60' R.O.W.)**

SCALE: 1"=20'  
Asbuilt Survey



State of Alabama,  
Shelby County,

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama hereby state that all parts of this survey and drawing have been completed in accordance with the Current Requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief for the following described property:

Lot 9-76 according to the survey of Chelsea Park - 9th Sector as recorded in Map Book 37, Page 47 in the office of the Judge of Probate, Shelby County, Alabama.

I further state that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown; that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities have been located.

According to my field survey this the 28th day of January, 2013.

Alabama Engineering Co., Inc.  
2 Office Park Circle, Suite 11  
Birmingham, Alabama 35223  
Phone: (205) 803-2161  
Fax: (205) 803-2162

*Rowland Jackins*  
Rowland Jackins, PLS, Alabama Reg. No 18399  
Jackins, Butler & Adams, Inc. (205) 870-3390  
3430 Independence Dr., Suite 30, Homewood, AL 35209

