

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

Send Tax Notice To:
William J. Allen
Judy B. Allen
18 Squires Glenn Lane
Leeds, AL 35094

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

STATE OF ALABAMA)

SHELBY COUNTY)



20130402000135530 1/3 \$112.50
Shelby Cnty Judge of Probate, AL
04/02/2013 11:03:45 AM FILED/CERT

That in consideration of Four Hundred Seventy Thousand Seven Hundred Forty-six and no/100
----- (\$ 470,746.00----) 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 William J. Allen and Judy B. Allen
_____, (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.

\$376,596.00 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.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time
of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant
and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but
against none other.

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 29th day of March,
20 13.

Shelby County, AL 04/02/2013
State of Alabama
Deed Tax: \$94.50

NSH CORP.

By: 

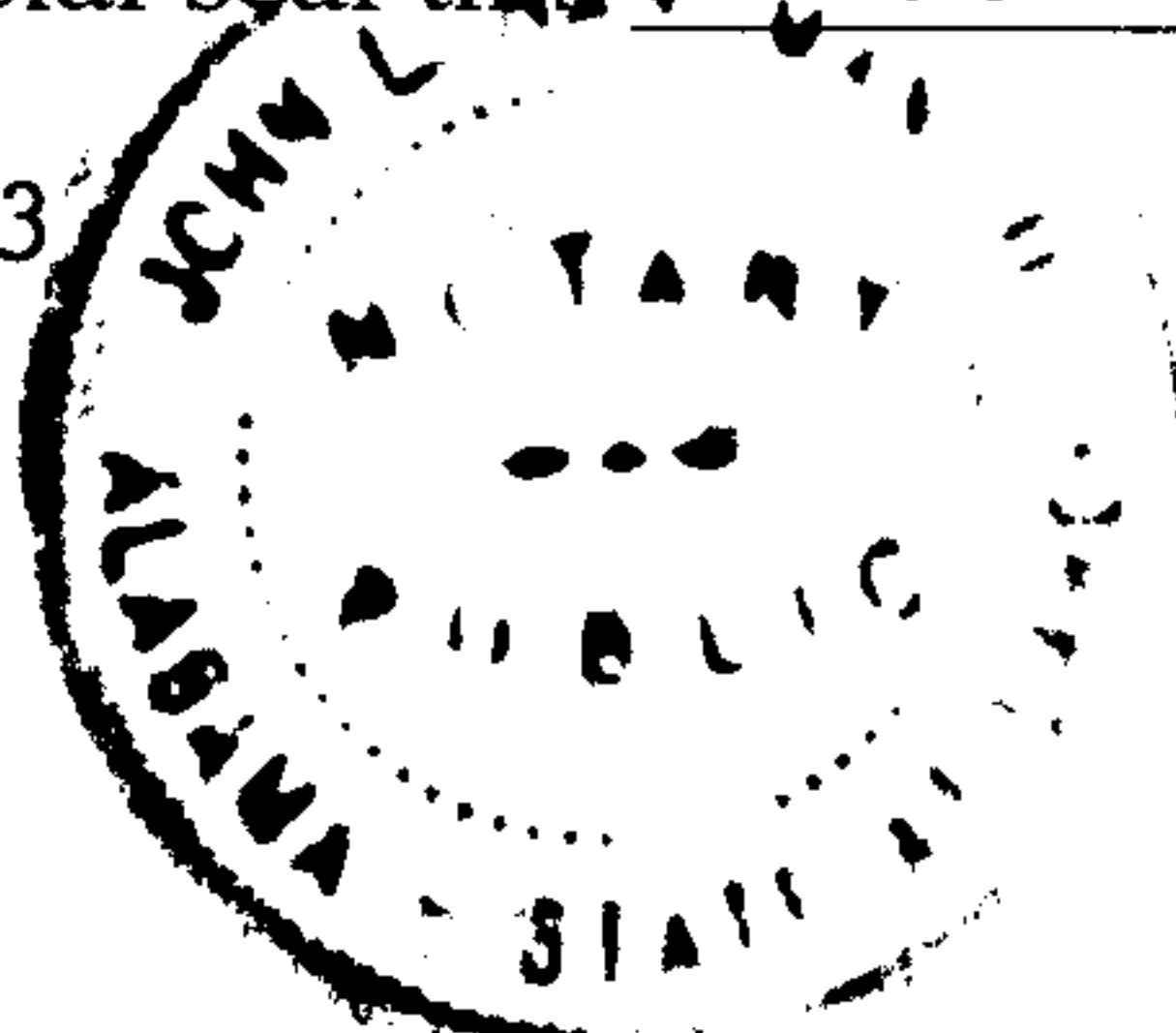
James H. Belcher
Authorized Representative

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 29th day of March, 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 29th day of March, 20 13.

My Commission Expires: 08/04/13



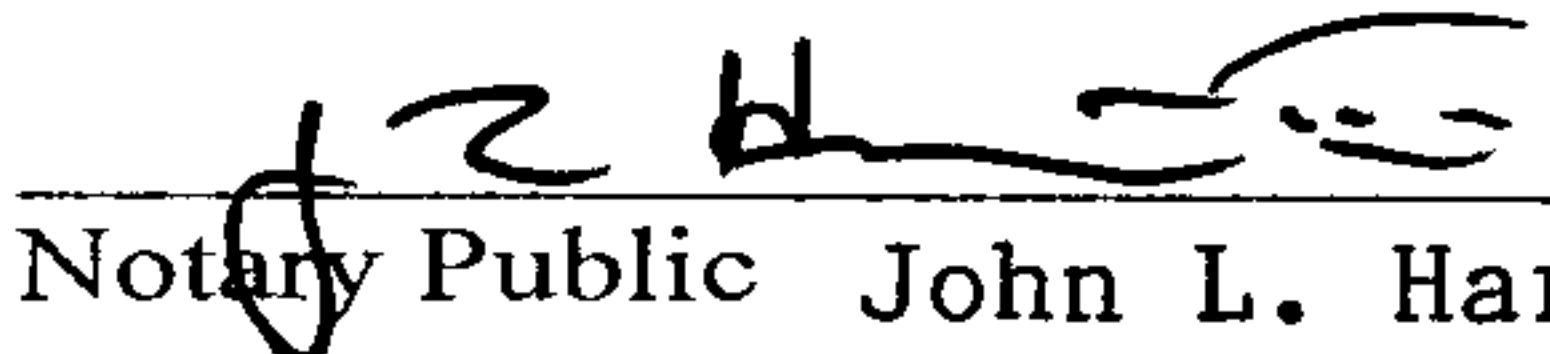


Notary Public John L. Hartman, III

EXHIBIT "A"

Lot 18, according to the Survey of The Shires, Phase 2, A Private Residential Subdivision, as recorded in Map Book 13, Page 86 in the Probate Office of Shelby County, Alabama.

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. Agreement for underground residential distribution granted to Alabama Power Company recorded in Real 298, page 921, in the Probate Office of Shelby County, Alabama;
4. Restrictions regarding Alabama Power Company easement, recorded in Real 298, page 890, in the Probate Office of Shelby County, Alabama;
5. Right of Way granted to Alabama Power Company by instrument recorded in Real 631, in the Probate Office of Shelby County, Alabama;
6. Right of way to the Water Works and Sewer Board of the City of Birmingham, recorded in Real 160, page 9 and Real 176, page 25, in the Probate Office of Shelby County, Alabama;
7. Declaration of Protective Covenants of The Shires as recorded in Real 173, page 840, refilled in Real 179, Page 44, First Amendment to Declaration of Protective Covenants of the Shires as recorded in Instrument 20110819000246330 in the Probate Office of Shelby County, Alabama;
8. Articles of Incorporation of The Shires Homeowner Association Inc. as recorded in Misc. Book 35, Page 456 in the Probate Office of Shelby County, Alabama.


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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 NSH Corp.

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name William J. Allen
Judy B. Allen

Mailing Address 18 Squires Glenn Lane
Leeds, AL 35094

Property Address 18 Squires Glenn Lane
Leeds, AL 35094

Date of Sale March 29, 2013

Total Purchase Price \$470,746.00
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 March 29, 2013

Print

John L. Hartman III

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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