



**“EXHIBIT A”**

Lot 9-20, 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.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9<sup>th</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as instrument No. 20051229000659740 and Instrument No. 20060920000468120, ( which, together with all amendments thereto, are hereinafter collectively referred to as the “Declaration”)

1. Current taxes;
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, are not insured herein.
4. Easement to Level 3 Communications, LLC recorded in Inst. No. 2000-0007 and Inst. No. 2000-0671.
5. Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
6. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Inst. No. 20040816000457750.
7. Notice of Final Assessment of Real Property as recorded in Inst. No. 20050209000065530.
8. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation as recorded in Inst. No. 20041223000699630.
9. 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.
10. Declaration of Restrictive Covenants as recorded in Inst. No. 20030815000539670 in said Probate Office.
11. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20060630000314940; Inst. No. 20050203000056210 and Inst. No. 20060828000422650.
12. 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.

  
20130418000158840 2/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/18/2013 12:26:59 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

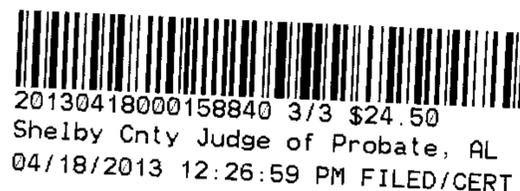
Grantee's Name John Compston, III

Mailing Address 400 Lake Chelsea Way  
Chelsea, AL 35043

Property Address 400 Lake Chelsea Way  
Chelsea, AL 35043

Date of Sale April 12, 2013

Total Purchase Price \$281,905.00  
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 April 12, 2013

Print John L. Houtman III

Unattested (verified by)

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