

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

Send Tax Notice To:
Philip J. Pitts
Cassie B. Pitts
Steven Alan Pitts
418 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 Forty One Thousand One Hundred
Ninety and No/100----- (\$241,190.00) 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

Philip J. Pitts, Cassie B. Pitts and Steven Alan Pitts

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate,
situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$168,986.00 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,
successively, 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) upon the
death of any one of said grantees, the entire interest in said property shall vest in the remaining survivors, as
joint tenants, with right of survivorship, and that upon the death of any/either of the said survivors, the said
property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the
last surviving grantee herein named, but if any grantee herein named survives the other or others, such as in case
of the death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in
common.

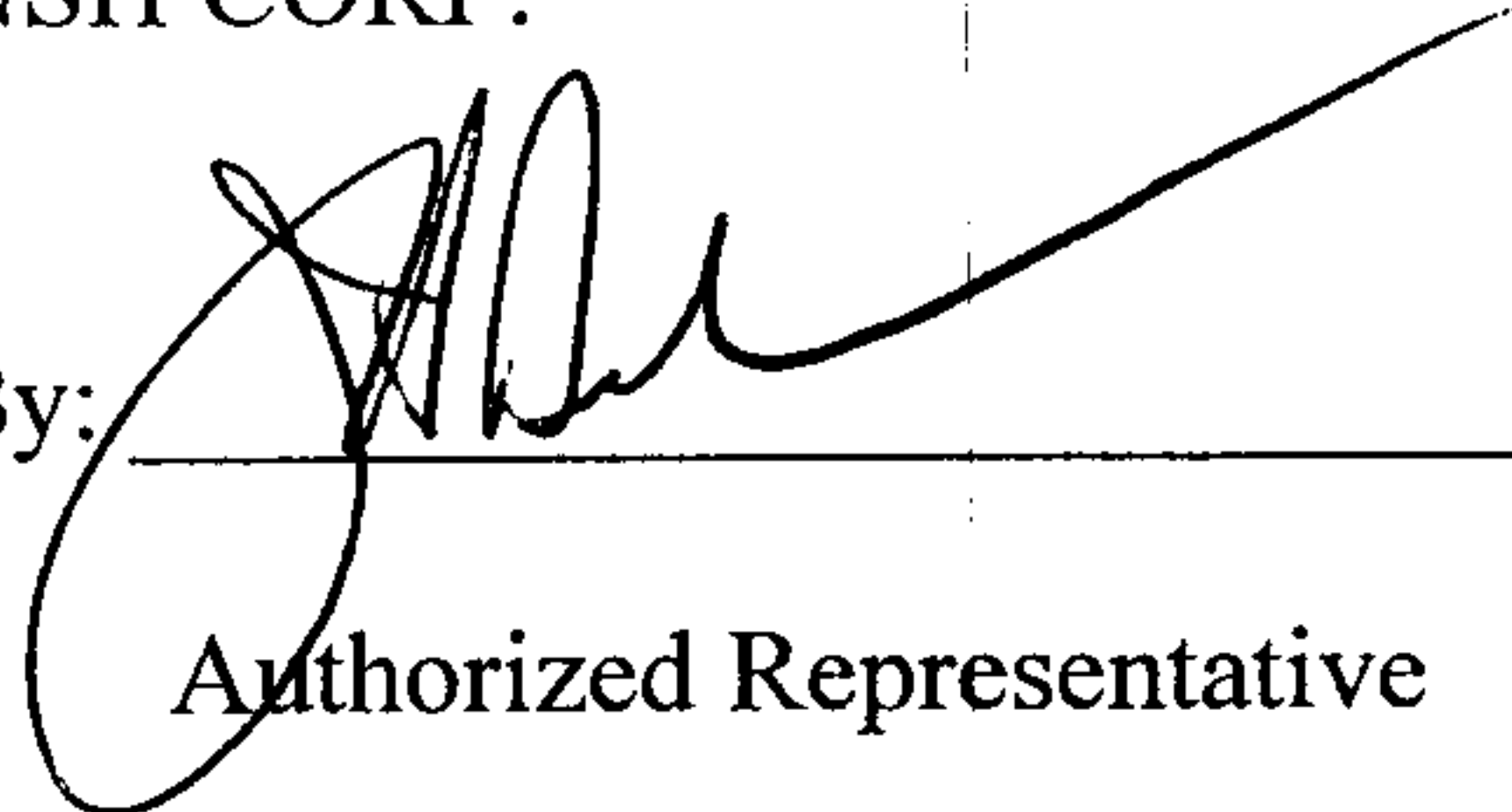
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the
delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and
defend the same against the lawful claims and demands of all persons claiming by, through,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

Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$72.50


20130524000214900 1/4 \$94.50
Shelby Cnty Judge of Probate, AL
05/24/2013 01:33:05 PM FILED/CERT

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 15th day of May, 20 13.

NSH CORP.

By: 

Authorized Representative

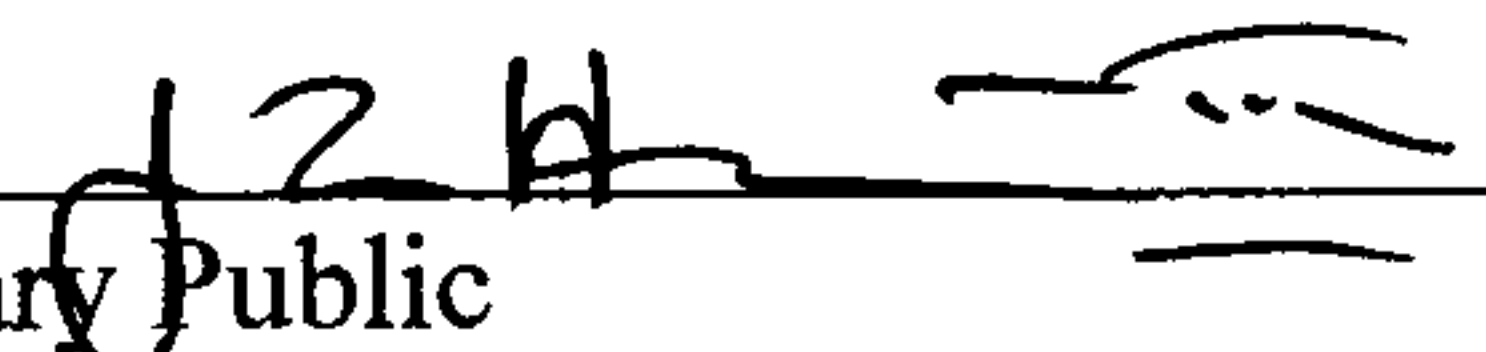
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 15th day of May, 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 15th day of May, 20 13.

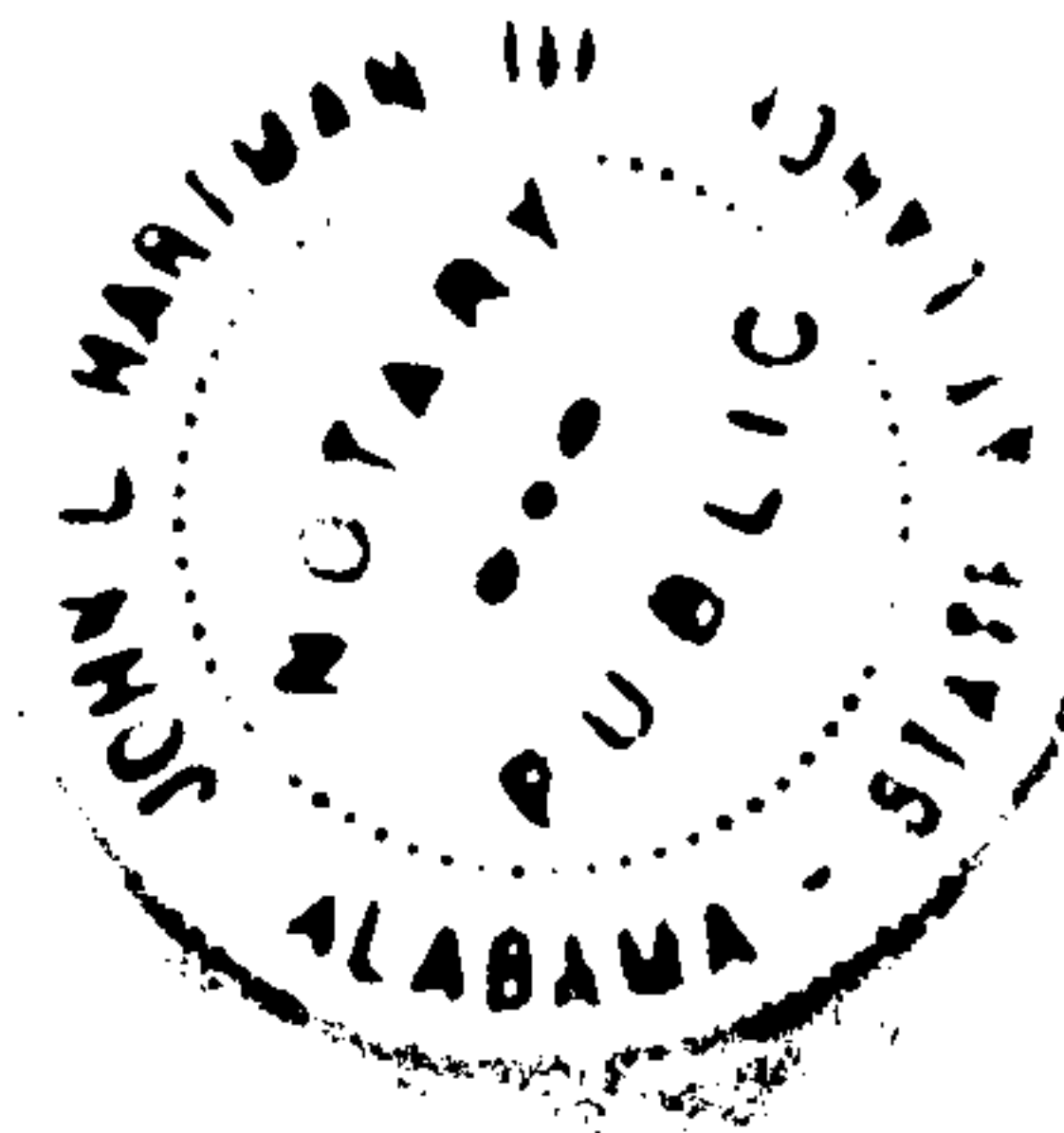
My Commission Expires:

08/04/2013


Notary Public



20130524000214900 2/4 \$94.50
Shelby Cnty Judge of Probate, AL
05/24/2013 01:33:05 PM FILED/CERT

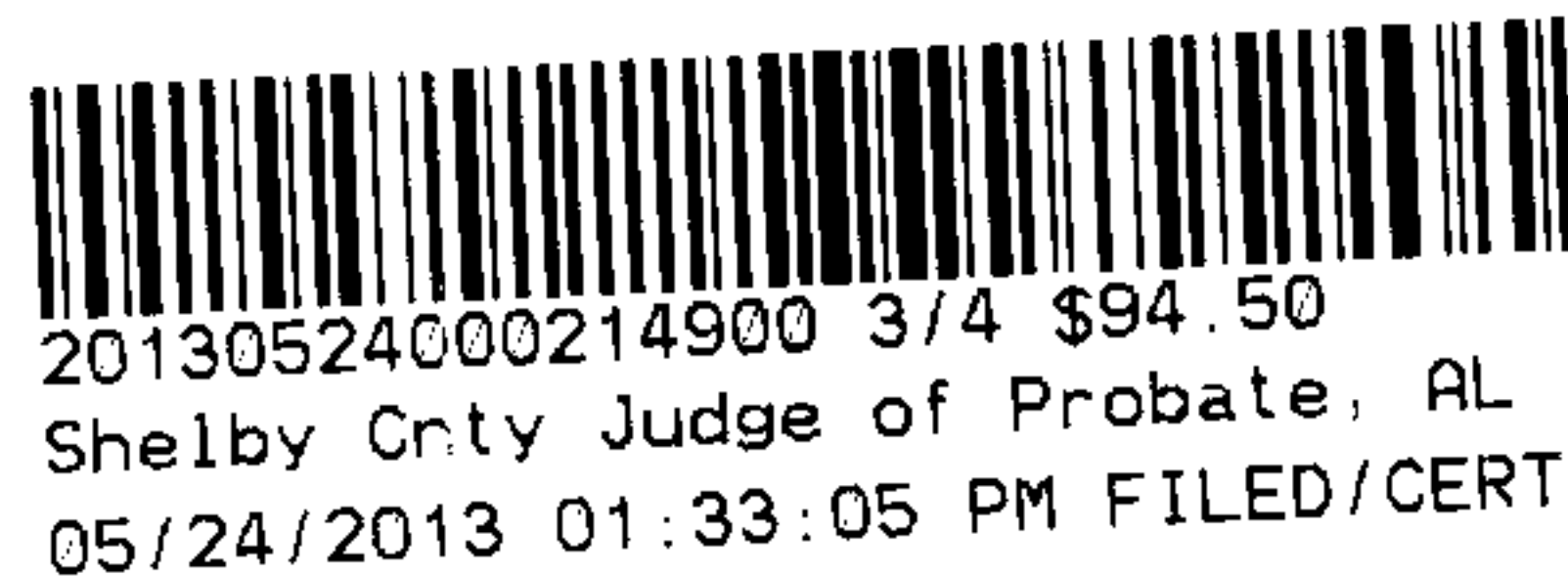


“EXHIBIT A”

Lot 9-24, according to the Survey of Chelsea Park – 9th 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 9th 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”)

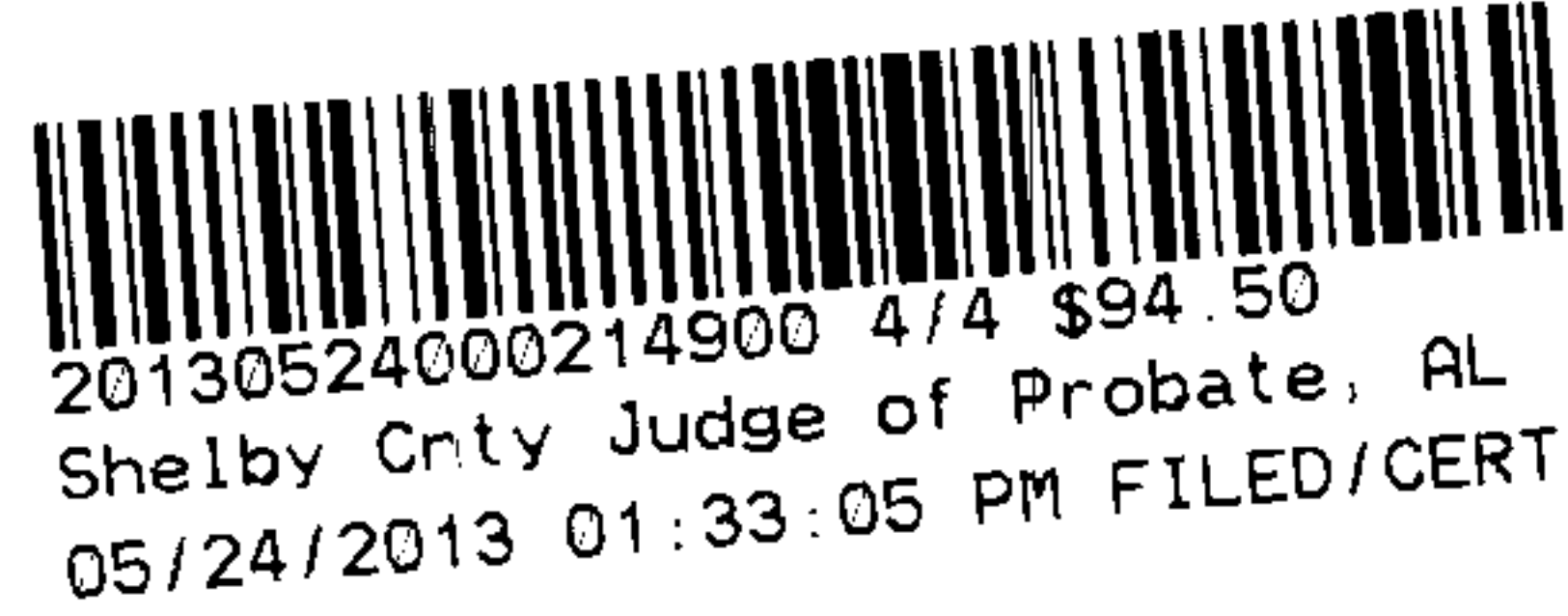
1. Current taxes;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
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 9th 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.



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 Philip J. Pitts
Cassie B. Pitts
Steven Alan Pitts
Mailing Address 418 Lake Chelsea Way
Chelsea, AL 35043
Property Address 418 Lake Chelsea Way
Chelsea, AL 35043
Date of Sale May 15, 2013
Total Purchase Price \$241,190.00
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
☒	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 May 15, 2013

Print John L. Hartman, III

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one