


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

Send Tax Notice To:
Cory Lynn Sims
Pamela Lynn Sims
1081 Highland Village Trail
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)


20140306000061280 1/3 \$475.00
Shelby Cnty Judge of Probate, AL
03/06/2014 10:33:07 AM FILED/CERT

That in consideration of Four Hundred Fifty-five Thousand and no/100-----
----- (\$ 455,000.00-----) 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 Cory Lynn Sims and Pamela Lynn Sims
-----, (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.

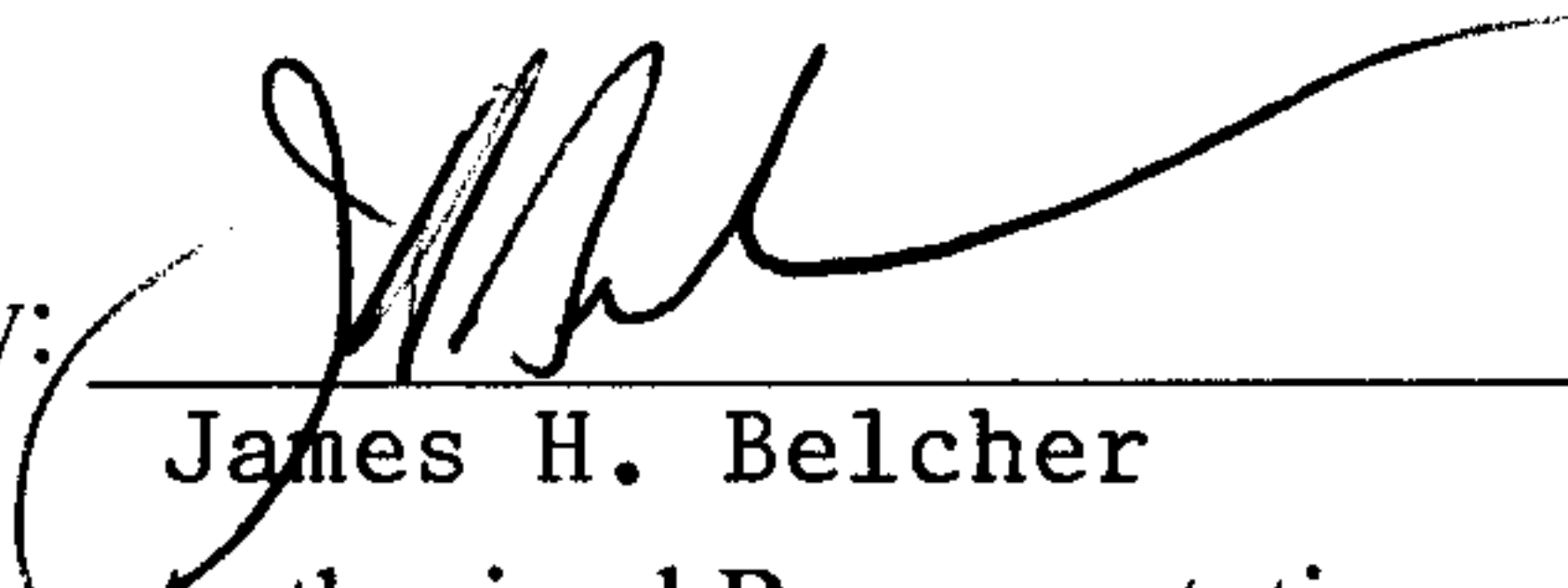
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their
heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy
hereby created is severed or terminated during the joint lives of the grantees herein) in 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 25th day of February,
20 14.

Shelby County, AL 03/06/2014
State of Alabama
Deed Tax: \$455.00

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 25th day of February, 20 14, 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 25th day of February, 20 14.

My Commission Expires: 08/04/17

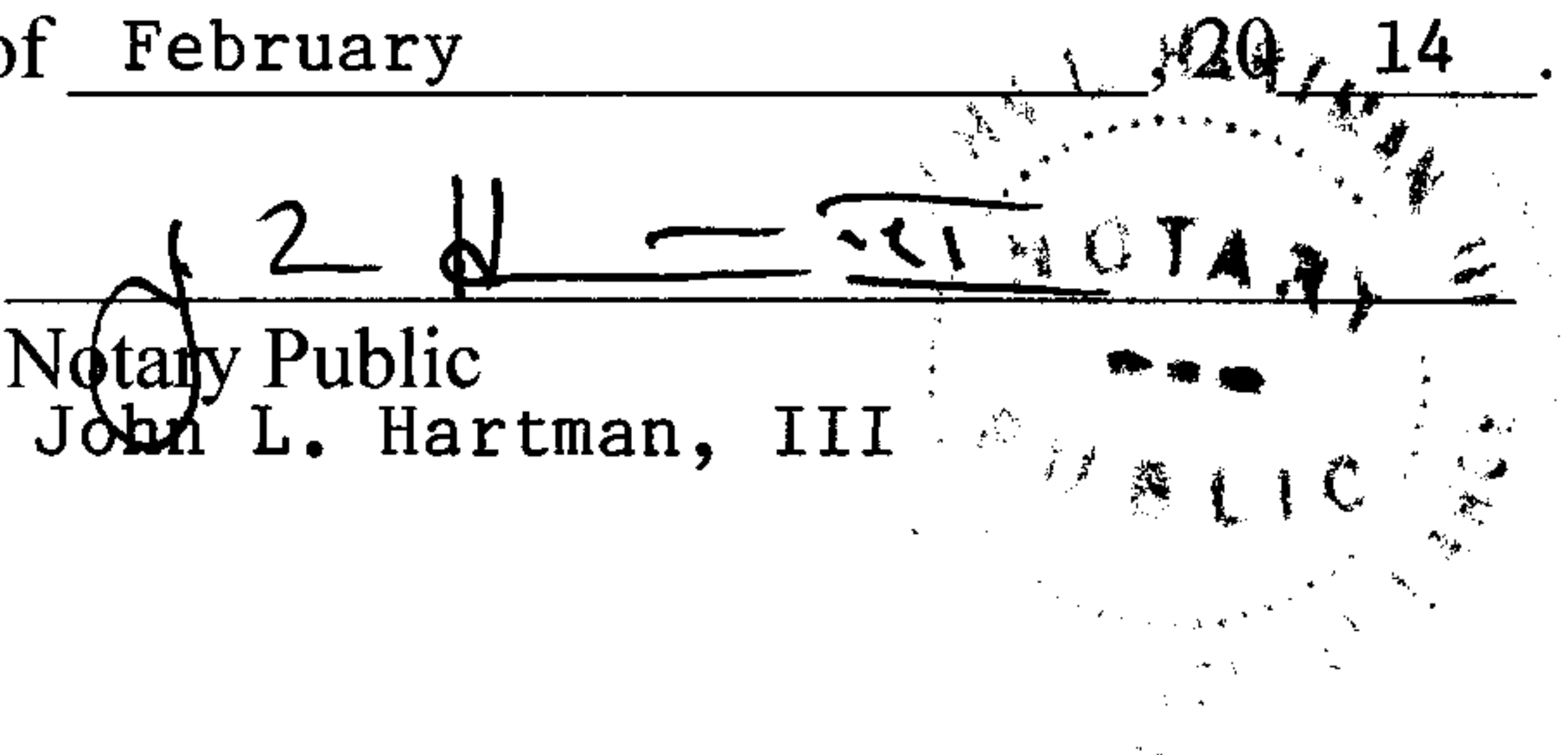

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Notary Public
John L. Hartman, III


EXHIBIT "A"

Lot 74, according to the 2nd Amendment to the amended Map of A Single Family Residential Subdivision The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Probate Office of 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 2014 and subsequent years;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. No further subdivision of any parcel as shown per recorded map;
4. Right of Way to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, and Deed Book 134, Page 411 in the Probate Office of Shelby County, Alabama;
5. Right of Way to Shelby County, Alabama as recorded in Deed Book 196, Pages 237, 248 and 254 and Instrument 1992-15747 and Instrument 1992-24264, in the Probate Office of Shelby County, Alabama;
6. Easement for Ingress/Egress recorded in Deed Book 321, Page 812 in the Probate Office of Shelby County, Alabama;
7. Right of way as recorded in Shelby Real 103, Page 844 and Map Book 3, Page 148 in the Probate Office of Shelby County, Alabama;
8. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes as recorded in Instrument 20060421000186650, First Supplement recorded in Instrument 20070830000408300, Second Supplement recorded in Instrument 20080501000178840, Third Supplement recorded in Instrument 2009012100018210, Fourth Supplement recorded in Instrument 2011012500025020, Corrective Fourth Supplement recorded in Instrument 20110406000107050, Fifth Supplement recorded in Instrument 20110406000107060 in the Probate Office of Shelby County, Alabama;
9. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision Sector One, as recorded in Instrument 20060421000186670 in the Probate Office of Shelby County, Alabama;
10. Restrictions as recorded in Instrument 20041202000659280 and amended in Instrument 20060524000244790 in the Probate Office of Shelby County, Alabama;
11. Easement to Alabama Power Company as recorded in Instrument 20060630000314890, Instrument 20060630000315260, Instrument 20060630000315270, and instrument 20080401000130220 in the Probate Office of Shelby County, Alabama.
12. Easement to Bellsouth Telecommunications as recorded in Instrument 20050803000394300 in the Probate Office of Shelby County, Alabama;
13. Grant of Land Easement with Restrictive Covenants as recorded in Instrument 20061212000601650, Instrument 20060828000422180 and Instrument 20071108000516450 in the Probate Office of Shelby County, Alabama;
14. Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Instrument LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama;
15. Mineral and Mining Rights including but not limited to, title to all minerals within and underlying the premises, together with all oil and mineral rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417 in the Probate Office of Shelby County, Alabama;
16. Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument 20051213000644260 in the Probate Office of Shelby County, Alabama;
17. Reservations, limitations, conditions and release of damages as recorded in Instrument 20110701000191980 in the Probate Office of Shelby County, Alabama
18. Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes as recorded in Instrument 20121107000427760, 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 Cory Lynn Sims
Pamela Lynn Sims

Mailing Address 1081 Highland Village Trail
Birmingham, AL 35242

Property Address 1081 Highland Village Trail
Birmingham, AL 35242

Date of Sale February 25, 2014

Total Purchase Price \$455,000.00
or Actual Value \$
or Assessor's Market Value \$


20140306000061280 3/3 \$475.00
Shelby Cnty Judge of Probate, AL
03/06/2014 10:33:07 AM FILED/CERT

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 February 25, 2014


Print

John L. Hartman

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one