

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

Send Tax Notice To:
Lloyd M. Simms, Jr.
Mary H. Simms
2990 Kelham Grove Way
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)


20140505000132830 1/3 \$220.00
Shelby Cnty Judge of Probate, AL
05/05/2014 11:03:01 AM FILED/CERT

That in consideration of Three Hundred Fifty-four Thousand Six Hundred Twenty-seven and no/100
----- (\$ 354,627.00-----) 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 Lloyd M. Simms, Jr. and Mary H. Simms
-----, (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:

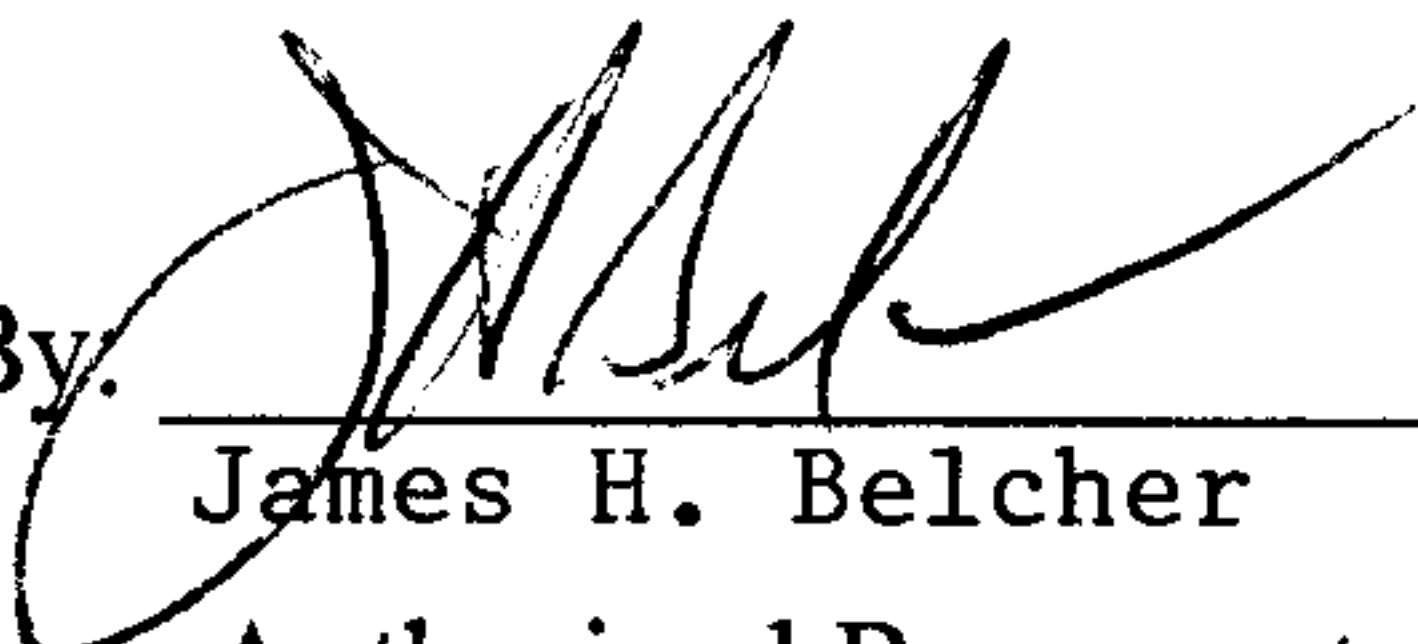
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$154,627.00 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.

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 23rd day of April
20 14.

NSH CORP.

By: 
James H. Belcher
Authorized Representative

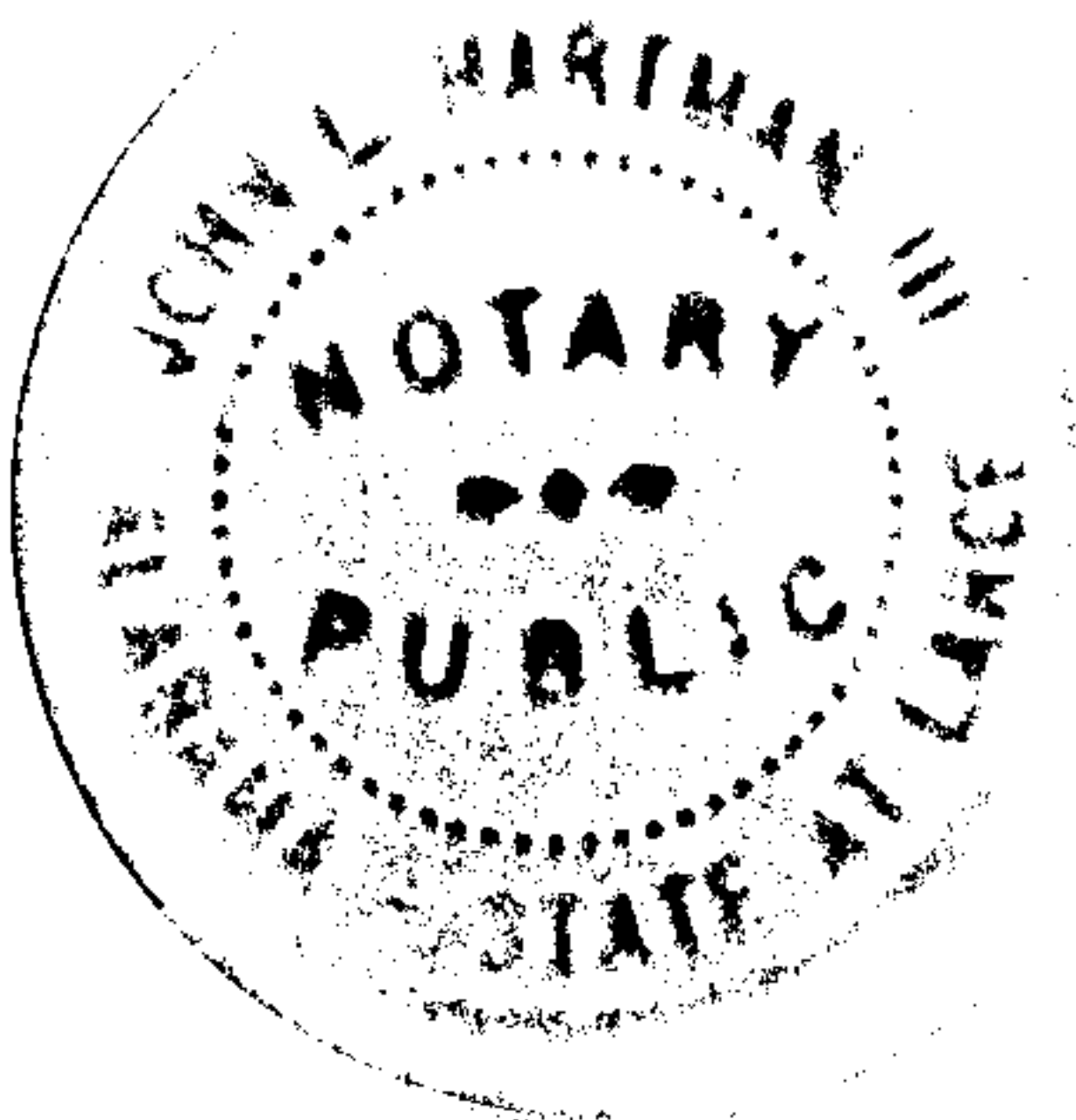
Shelby County, AL 05/05/2014
State of Alabama
Deed Tax: \$200.00

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 23rd day of April, 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 23rd day of April, 20 14.

My Commission Expires: 08/04/17




Notary Public John L. Hartman, III

EXHIBIT "A"

Lot 3, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with; nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, 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) 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) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 247 page 905 and Deed 139 page 560 and Deed 134 page 411 in the Probate Office; (5) Right(s) of Way granted to Shelby County by instrument(s) recorded in Deed 196, pages 237, 248, and 254 in the Probate Office; (6) Easement(s) to Shelby County as shown by instrument recorded in Inst. No. 1992-15747 and Inst. No. 1992-24264 in the Probate Office; (7) Ingress and Egress Easements as set out in Real 321 page 812 in the Probate Office. Right(s) of Way for roadway as set out in Real 103 page 844 and Map Book 3, page 148 in the Probate Office; (8) Easement for Distribution Facilities granted to Alabama Power Company as set out in Inst. #20060630000314890, Inst. #20060630000315260 and Inst. #20060630000315270 in the Probate Office; (9) Grant of land Easement and Restrictive Covenants granted to Alabama Power Company as set out in Inst. #20060828000422180 and Inst. #20060828000422190 in the Probate Office; (10) Declaration of Restrictive Covenants as set out in Inst. #20041202000659280 in the Probate Office; (11) Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, as set out in Inst. #20060421000186650 in the Probate Office; (12) Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, as set out in Inst. #20060421000186670 as amended by Inst. #20060712000335740 in the Probate Office; (13) Release from damages contained in deed recorded in Inst. No. 20051229000667950; (14) Memorandum of sewer service agreement with Double Oak Reclamation, LLC as recorded in Inst. No. 20121107000427760; (15) Easement to Alabama Power Company recorded in Inst. No. 20060630000314890, Inst. No. 20060630000315260, Inst. No. 20060630000315270 and Inst. No. 20080401000130220; (16) Articles of Incorporation of Highland Village Residential Association recorded in Inst. No. 20060314000120380 in Shelby County, Alabama and re-recorded in LR 200605, Page 6696 in Jefferson County, Alabama; (17) Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood, including Natural Area easements and other easements, recorded in Inst. No. 20130613000242820.


20140505000132830 2/3 \$220.00
Shelby Cnty Judge of Probate, AL
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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

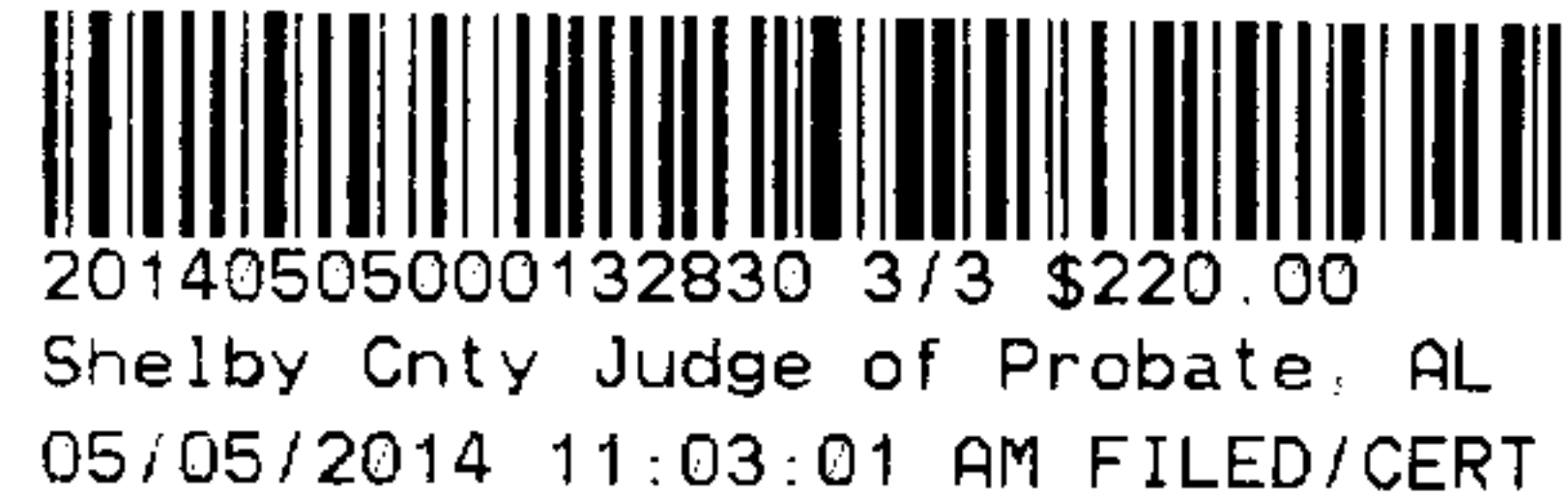
Grantee's Name Lloyd M. Simms, Jr.
Mary H. Simms

Mailing Address 2990 Kelham Grove Way
Birmingham, AL 35242

Property Address 2990 Kelham Grove Way
Birmingham, AL 35242

Date of Sale April 23, 2014

Total Purchase Price \$354,627.00
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 April 23, 2014

Print: John L. Hartman, III

Unattested

(verified by)

Sign:

(Grantor) (Grantee/Owner) (Agent) circle one