

20140523000156750 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/23/2014 09:49:28 AM FILED/CERT

This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Graham LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF SHELBY)

all of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith
That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, RIME HOLDINGS, LLC, an Alabama limited liability company (the "Grantor") and in hand paid by NSH CORP., an Alabama corporation (the "Grantee"), the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit "A".

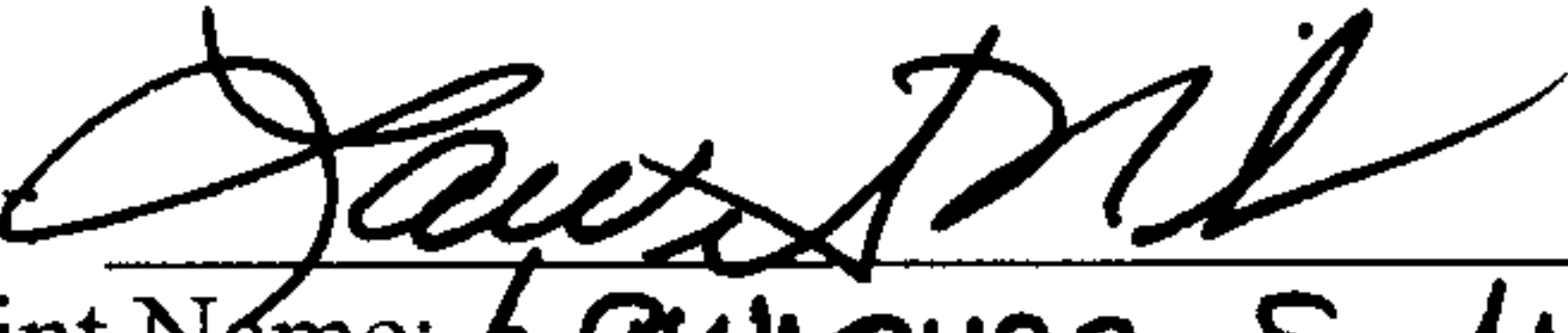
SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

And subject to the foregoing, the Grantor does for itself, its heirs, successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal, this the 21 day of April, 2014.

RIME HOLDINGS, LLC,
an Alabama limited liability company

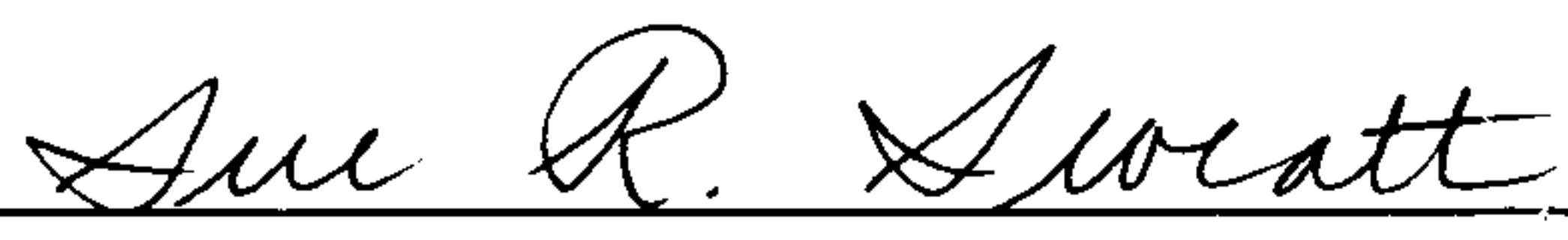
By 
Print Name: Lawrence S. Nickles
Its: Authorized Representative

State of Alabama)
County of SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LAWRENCE S. NICKLES, whose name as Authorized Representative of Rime Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and official seal, this the 21ST day of April, 2014.

[SEAL]


Notary Public
My Commission Expires: 1/15/2016


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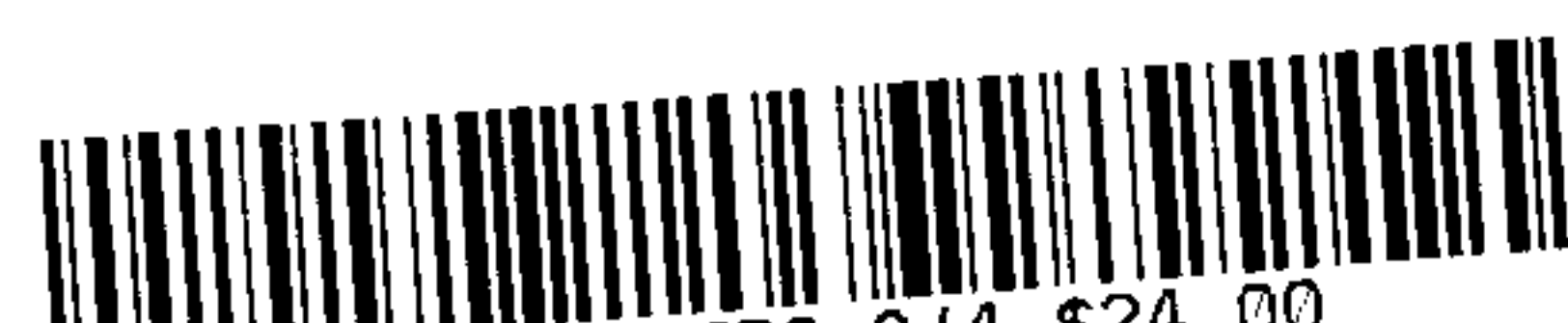
EXHIBIT "A"

LEGAL DESCRIPTION

Lots 169, 170, 171, 172 and 173, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to the following matters:

1. Taxes for 2014 and subsequent years, a lien not yet due and payable.
2. Easements to Alabama Power Company as recorded in Instrument #20040630000358870; Instrument #20071108000516320; Instrument # 20100817000263220; and Instrument #20110707000197090, in the Probate Records of Shelby County, Alabama.
3. Restrictive covenants as recorded in Instrument 20070402000146510; and Instrument #20061227000620700 in the Probate Records of Shelby County, Alabama.
4. Easement to South Central Bell as recorded in Instrument #20060224000089610; Instrument #20060224000089620; Instrument #20060224000089640; Instrument #20060224000089650; and Instrument #20060125000041060, in the Probate Records of Shelby County, Alabama.
5. 20-foot sanitary sewer easement as shown on recorded map.
6. Building setback lines as shown on recorded map.
7. Easement agreement as recorded in Instrument #20060508000215790, in the Probate Records of Shelby County, Alabama.
8. Any prior conveyance of minerals underlining the land, with any mining rights and privileges belonging thereto.


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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 Rime Holdings, LLC
Mailing Address 100 Village Street
Birmingham, AL 35242

Grantee's Name NSH Corp.
Mailing Address 3454 Market Street
Hoover, AL 35226
Attention: Dwight A. Sandlin

Property Address Lots 169, 170, 171, 172 & 173 according
to the Survey of Kensington Place,
* Unimproved property. Phase II recorded in Map Book 42,
There is no formal Page 117, Shelby County Probate
address yet.

Date of Sale _____
Total Purchase Price \$ 40,000.00 (\$8,000 per Lot)
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) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

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). Rime Holdings, LLC

Date _____

By: Lawrence S. Nickles
Print

☒ Unattested

(verified by)

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

Form RT-1

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