

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

Send Tax Notice To:
Sharon Avinger
3018 Kelham Grove Way
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Four Thousand Ninety & no/100-----
----- (\$304,090.00-----) 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 Sharon Avinger
-----, (herein referred to as Grantee, whether one or
more), the following described real estate, situated in Shelby County, Alabama, to-wit:

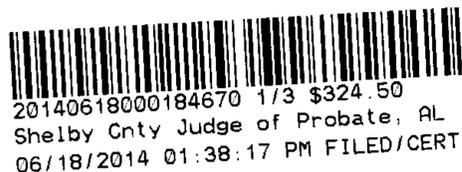
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

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 3rd day of June
20 14.

NSH CORP.

By: [Signature]
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 3rd day of June, 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 3rd day of June, 20 14.

My Commission Expires: 08/04/17

[Signature]
Notary Public John L. Hartman, III



Shelby County, AL 06/18/2014
State of Alabama
Deed Tax: \$304.50

EXHIBIT "A"

Lot 10, 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 569 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) Notice of Final Assessment by The Village at Highland lakes Improvement District as recorded in Inst. No. 20051213000644260; (15) Memorandum of sewer service agreement with Double Oak Reclamation, LLC as recorded in Inst. No. 20121107000427760; (16) Easement to Alabama Power Company recorded in Inst. No. 20060630000314890, Inst. No. 20060630000315260, Inst. No. 20060630000315270 and Inst. No. 20080401000130220; (17) 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; (18) 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.


20140618000184670 2/3 \$324.50
Shelby Cnty Judge of Probate, AL
06/18/2014 01:38:17 PM FILED/CERT

