

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

Send Tax Notice To:  
Tracy Scherer  
2993 Kelham Grove Way  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Three Hundred Forty-eight Thousand Seven Hundred Nine and no/100  
----- (\$ 348,709.00-----) 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 Tracy Scherer  
-----, (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.

\$313,650.00 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 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 19th day of September  
20 14.

NSH CORP.


By:   
Robert L. Holman  
Authorized Representative


STATE OF ALABAMA)  
JEFFERSON COUNTY)

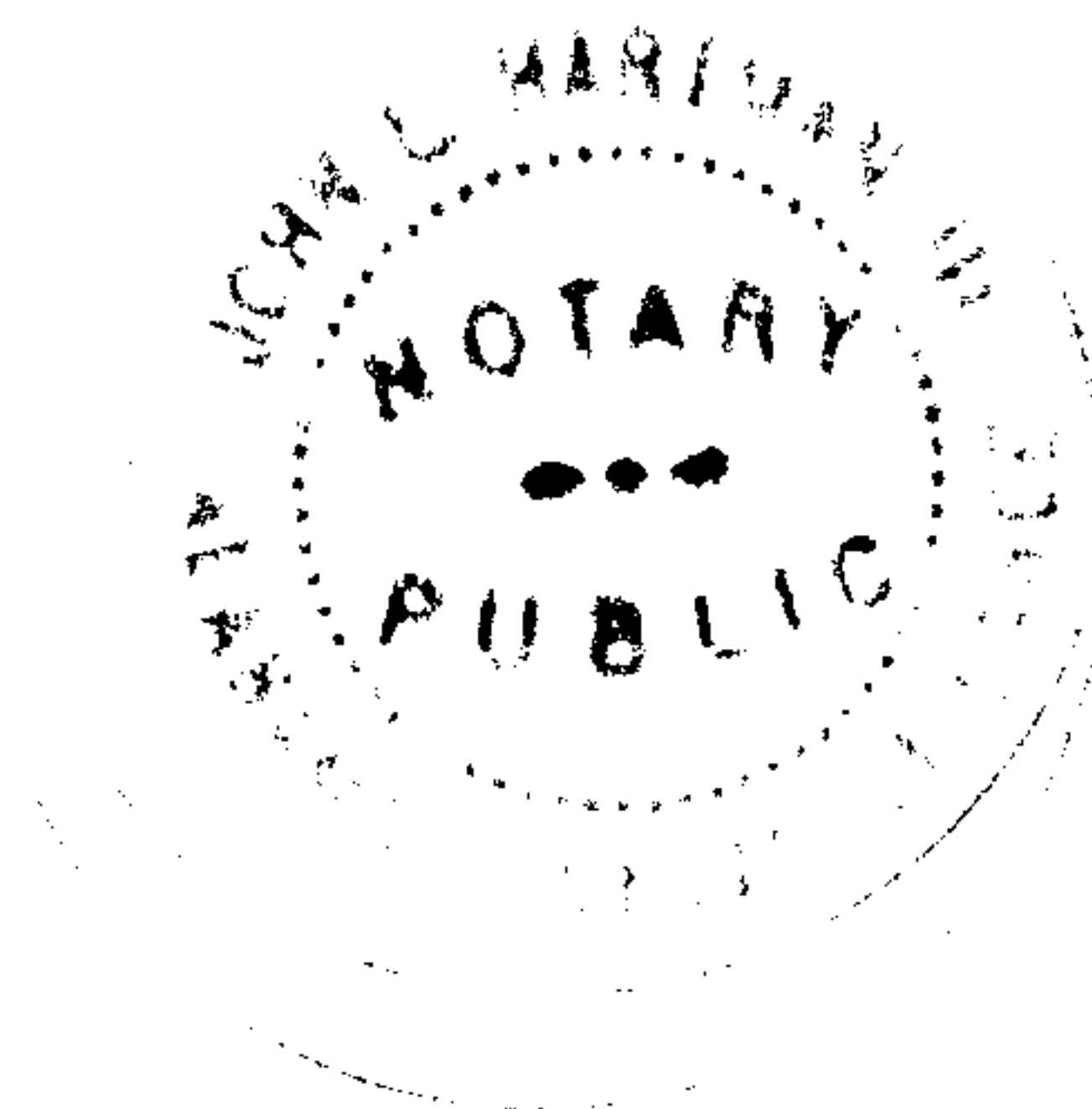
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Robert L. Holman, whose name as Authorized Representative of NSH CORP., a corporation,  
is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be  
effective on the 19th day of September, 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 19th day of September, 20 14.

My Commission Expires: 08/04/17

  
Notary Public John L. Hartman, III

  
20140923000297990 1/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
09/23/2014 12:30:00 PM FILED/CERT




**EXHIBIT "A"**

Lot 23, 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 , 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. 2005121107000427760; (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.

  
20140923000297990 2/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
09/23/2014 12:30:00 PM FILED/CERT


**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 Tracy Scherer

  
20140923000297990 3/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
09/23/2014 12:30:00 PM FILED/CERT

Mailing Address 2993 Kelham Grove Way  
Birmingham, AL 35242

Property Address 2993 Kelham Grove Way  
Birmingham, AL 35242

Shelby County, AL 09/23/2014  
State of Alabama  
Deed Tax: \$35.50

Date of Sale September 19, 2014

Total Purchase Price \$348,709.00  
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 September 19, 2014

Print: John L. Hartman, III

Unattested

(verified by)

Sign:

  
(Grantor/Grantee/Owner/Agent) circle one