

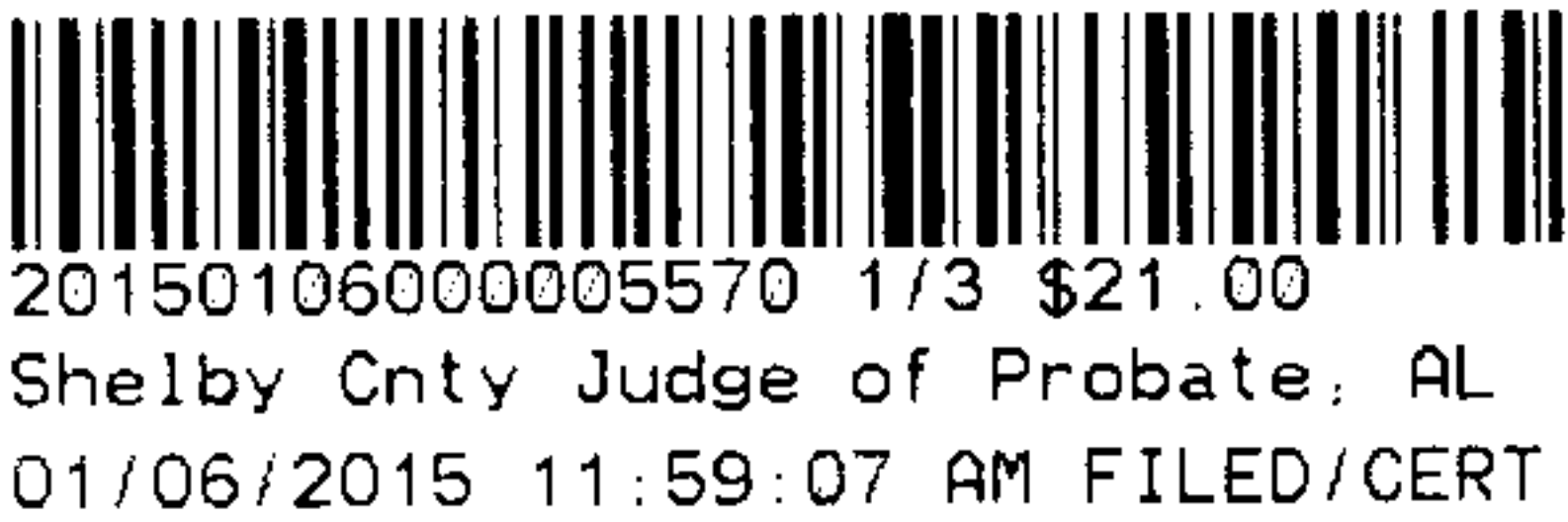
**This instrument was prepared by:**  
John L. Hartman, III  
P. O. Box 846  
Birmingham, AL 35201

**Send Tax Notice To:**  
NSH Corp. d/b/a Signature Homes  
3545 Market Street  
Hoover, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Sixty-Eight Thousand and 00/100 (\$68,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **David Acton Building Corporation**, an Alabama corporation, do hereby grant, bargain, sell and convey unto **NSH Corp. d/b/a Signature Homes** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

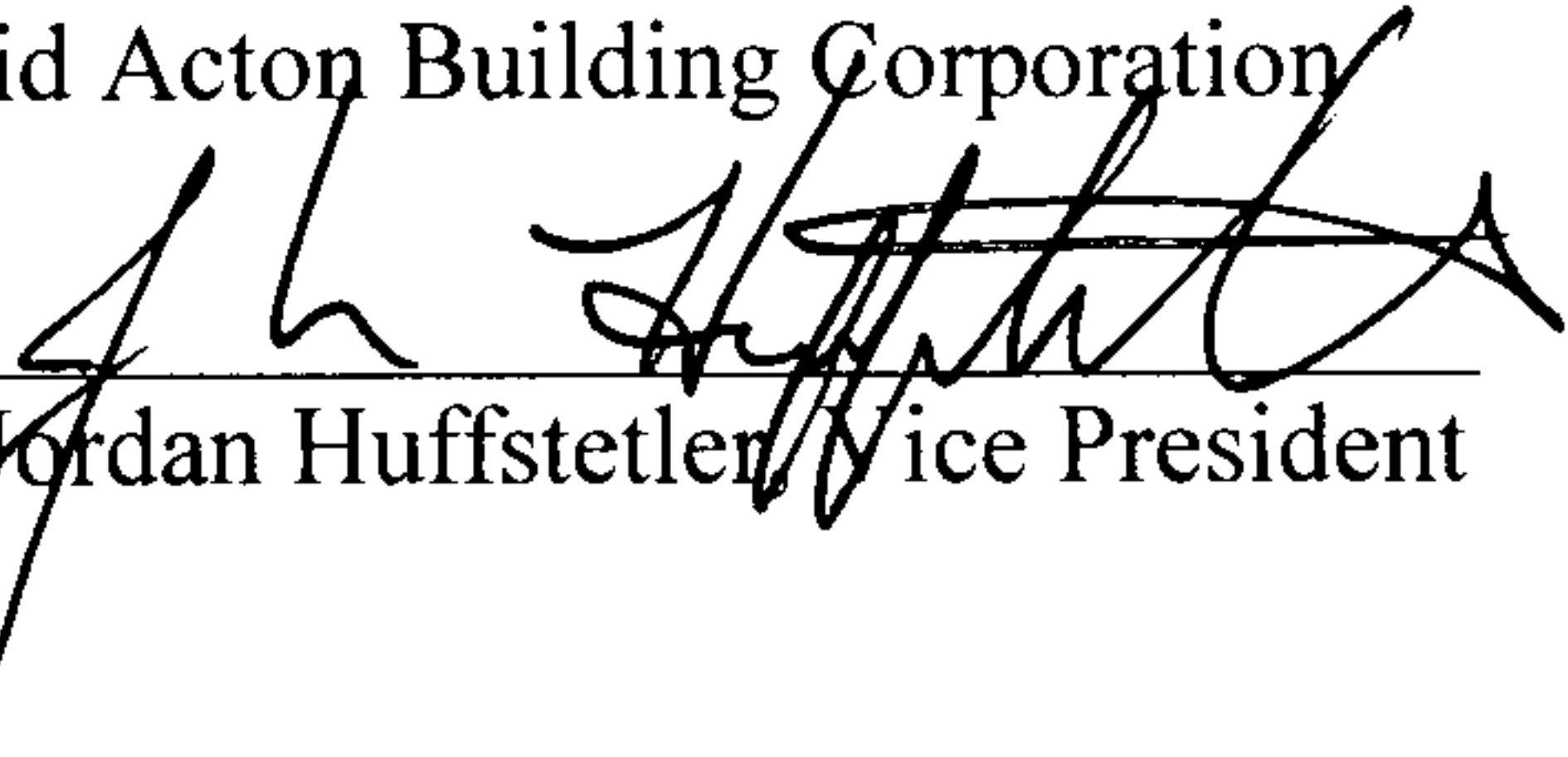
See attached Exhibit “A”

The entire 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December, 2014.

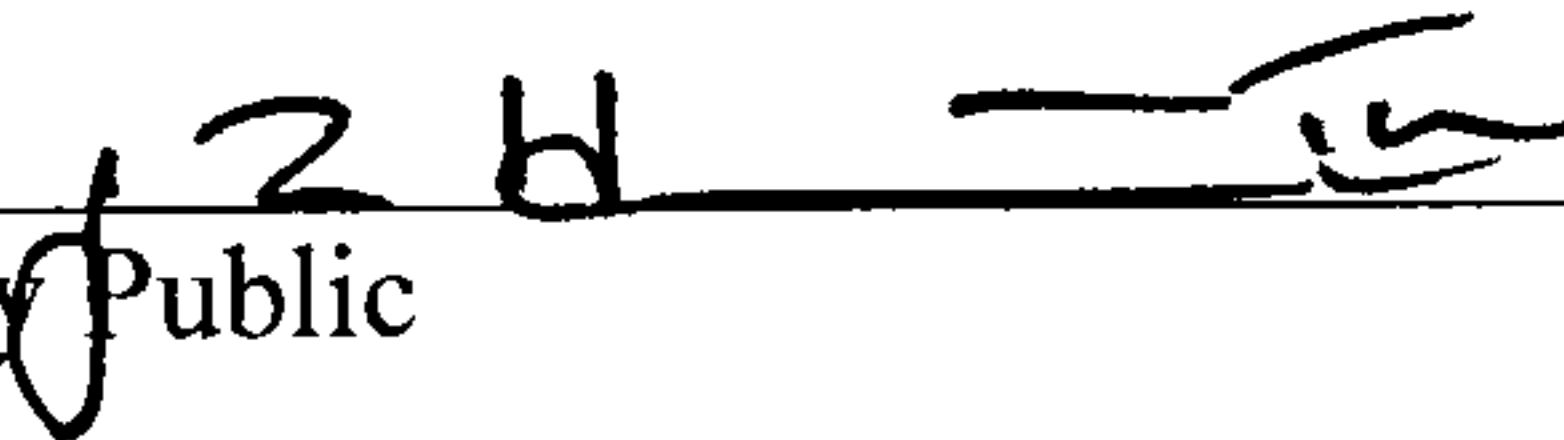
David Acton Building Corporation  
By:   
Jordan Huffstetler Vice President

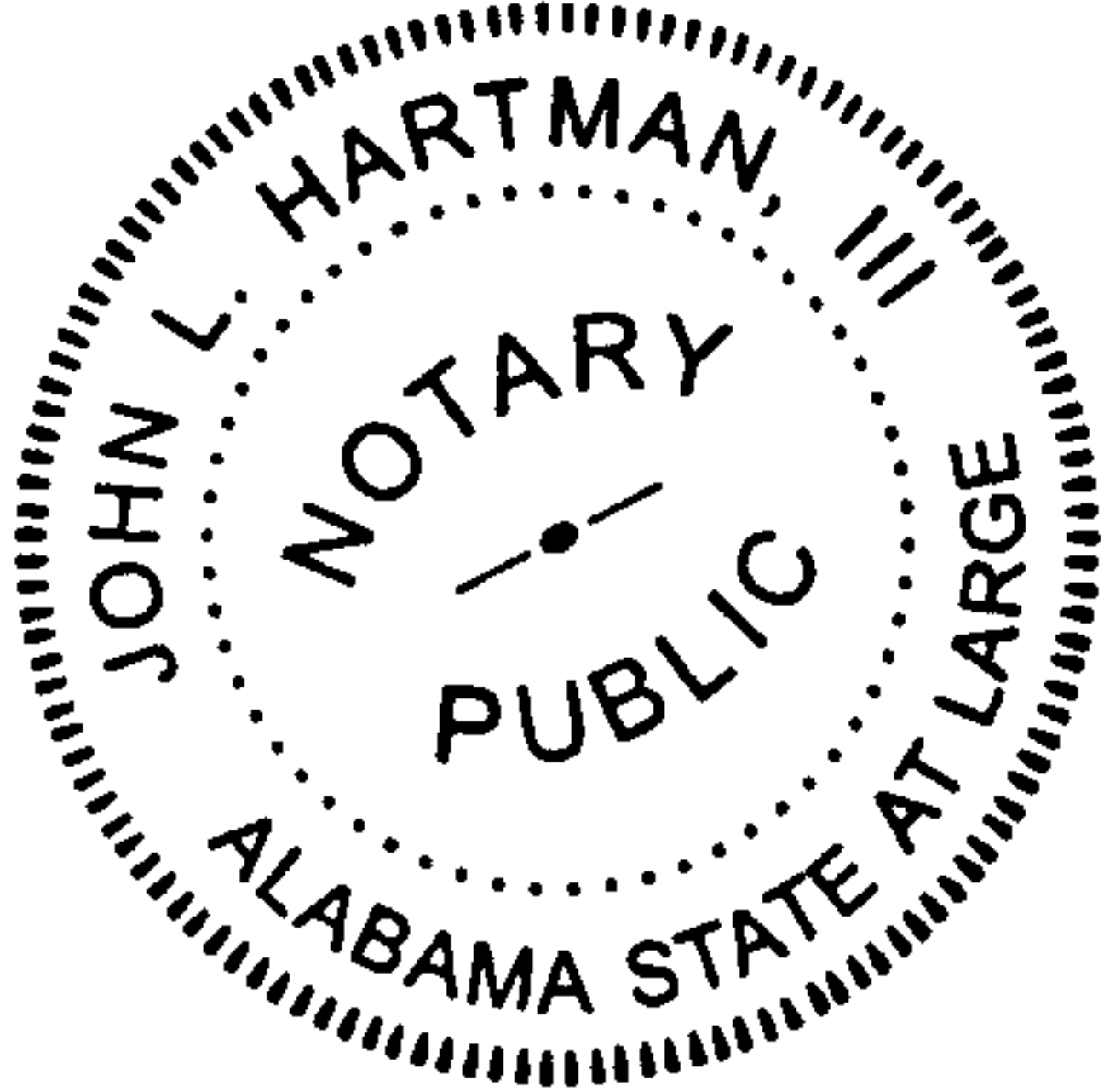
STATE OF ALABAMA )  
  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan Huffstetler, whose name as Vice President of **David Acton Building Corporation**, an Alabama Corporation, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day 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 31st day of December, 2014.

My Commission Expires:  
8/4/17

  
Notary Public





## EXHIBIT "A"

Lot 10 according to the 2<sup>nd</sup> 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:



20150106000005570 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/06/2015 11:59:07 AM FILED/CERT

1. Taxes for the year 2015 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. Restrictions as recorded in Instrument 20041202000659280 and amended in Instrument 20060524000244790 in the Probate Office of Shelby County, Alabama;
5. 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.
6. Easement to BellSouth Telecommunications as recorded in Instrument 20050803000394300 in the Probate Office of Shelby County, Alabama;
7. Grant of Land Easement with Restrictive Covenants as recorded in Instrument 20061212000601650, Instrument 20060828000422180, Instrument 20071108000516450, in the Probate Office of Shelby County, Alabama;
8. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded in Instrument 20060421000186670, in the Probate Office of Shelby County, Alabama.
9. Declaration of Easement and Master Protective Covenants as recorded in Instrument 200604210000186650 in the Probate Office of Shelby County, Alabama;
10. 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;
11. Mineral and mining Rights including but not limited to, title to all minerals within an 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;
12. Right of Way to Shelby County, Alabama as recorded indeed Book 196, Pages 237, 248, and 254 and Instrument 1992-15747 and Instrument 1992-24264 in the Probate Office of Shelby County, Alabama;
13. 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;
14. 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;
15. Easement for Ingress/Egress recorded in Deed Book 321, Page 812 in the Probate Office of Shelby County, Alabama;
16. Articles of Incorporation of The Village at Highland Lakes Improvement District as 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 20051229000667950 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;
19. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Instrument 20060828000422190 in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name David Acton Building Corporation

Mailing Address 3005 River Brook Lane  
Birmingham, AL 35242

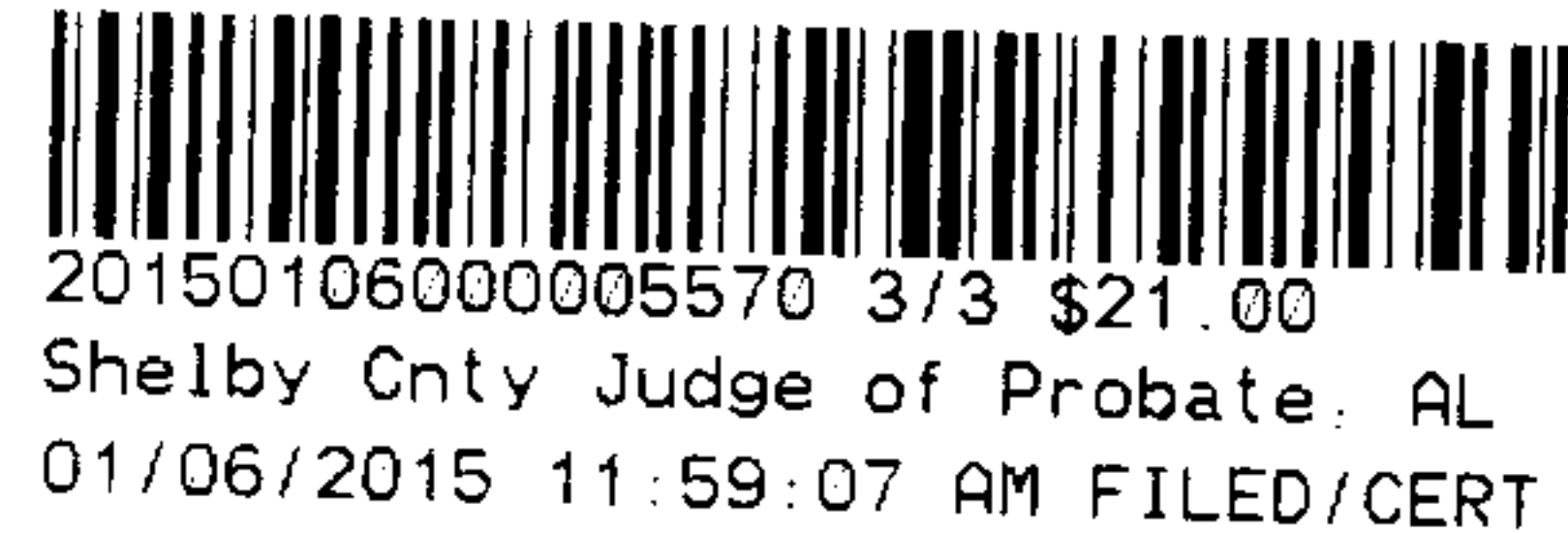
Grantee's Name NSH Corp. d/b/a Signature Homes

Mailing Address 3545 Market Street  
Hoover, AL 35226

Property Address 2029 Highland Village Bend  
Birmingham, AL 35242

Date of Sale December 31, 2014

Total Purchase Price \$68,000.00  
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)

<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.

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### 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 December 31, 2014

Print: Joshua Louis Hartman

Unattested

(verified by)

Sign:

  
(Grantor/Grantee/Owner/Agent) circle one