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

My Commission Expires:

20150408000111870 1/3 \$41.50 Shelby Cnty Judge of Probate, AL

04/08/2015 10:59:39 AM FILED/CERT

09/15/2016

Send Tax Notice To:
John Allen Oakes
Lauren D. Oakes
1200 Highland Village Trail
Birmingham, AL 35242

<u>CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor</u>

STATE OF ALABAMA)
SHELBY COUNTY)
That in consideration of Four Hundred Twenty Five Thousand Three Hundred Forty Five and No/100 (\$ 425,345.00) 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 heresin cell and convey unto John Allon Oakes and Lauren D. Oakes
presents, grant, bargain, sell and convey unto
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$404,077.00 of the purchase price recited above is being paid by 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.
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.
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 <u>2nd</u> day of <u>April</u> , 20_15 . NSH CORP. By: 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 day of April, 2015, 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 $2nd$ day of April 20_{15} .

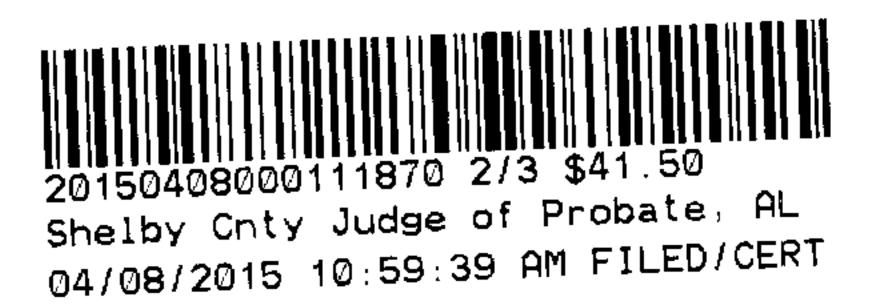
EXHIBIT "A"

Lot 105, according to the 2nd 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:

- 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, and Instrument 20071108000516450 in the Probate Office of Shelby County, Alabama;
- 8. Declaration of Easement and Master Protective Covenants as recorded in Instrument 200604210000186650 in the Probate Office of Shelby County, Alabama;
- 9. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision Sector One, as recorded in Instrument 20060421000186670, 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 in Deed 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

Granto	r's Name		NSH Corp.		
Mailing Address			3545 Market Stree Hoover, AL 3522	_	20150408000111870 3/3 \$41.50 Shelby Cnty Judge of Probate, AL
Grante	e's Name		John Allen Oakes Lauren D. Oakes		04/08/2015 10:59:39 AM FILED/CERT
Mailing Address			1200 Highland Vi Birmingham, AL	_	Shelby County, AL 04/08/2015 State of Alabama Deed Tax:\$21.50
Property Address			1200 Highland Vi Birmingham, AL		
Date of	f Sale		April 2, 2015		
or Actu	Purchase Pual Value essor's Ma	rice \$ rket Value	\$425,345.00 \$		
X	-	Bill of Sale Sales Contract Closing Stateme	nt		e verified in the following documentary evidence: (check one) _Appraisal _Other as all of the required information referenced above, the filing of this form
is not r	required.	<u></u>			Instructions
	or's name a g address.	and mailing addres	ss – provide the nar		e person or persons conveying interest to property and their current
Grante	e's name a	and mailing addre	ss – provide the nar	ne of the	e person or persons to whom interest to property is being conveyed.
Proper	ty address	– the physical add	dress of the property	y being	conveyed, if available.
Date of	f Sale – the	e date on which ir	iterest to the proper	ty was c	conveyed.
	Purchase particular descriptions of the contract of the contra		ount paid for the pu	urchase	of the property, both real and personal, being conveyed by the instrument
instrun		- - -	_		of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's current
the pro	perty as de	etermined by the l	ocal official charge	ed with t	current estimate of fair market value, excluding current use valuation, of the responsibility of valuing property for property tax purposes will be <u>Alabama 1975</u> § 40-22-1 (h).
unders	•	ny false statemen	-		nation contained in this document is true and accurate. I further y result in the imposition of the penalty indicated in Code of Alabama
Date	April 2,	2015		Print:	Joshua L. Hartman
Unatte	sted	(verifie		Sign:	(Grantor/Grantee/Owner/Agent) circle one
		•	• •		