

This instrument was prepared by:
Mike T. Atchison
P. O. Box 822
Columbiana, AL 35051

2nd
Send Tax Notice to:
Ross W. Comeaux
132 Waterloo Bend
Birmingham AL 35242

SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED SEVENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$577,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N.P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.**, grant, bargain, sell and convey unto **ROSS W. COMEAUX AND MILA S. COMEAUX** the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:


Lot 8, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, page 90, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2015 and subsequent years, easements, restrictions, covenants, agreements and mineral rights exceptions, if any, of record..

(\$400,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed 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.


20150903000307980 1/3 \$197.00
Shelby Cnty Judge of Probate, AL
09/03/2015 11:23:09 AM FILED/CERT

Shelby County, AL 09/03/2015
State of Alabama
Deed Tax: \$177.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of August, 2015.

Trust Agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr.

N.P. Dodge, Jr.
By: N.P. Dodge, Jr., as Trustee

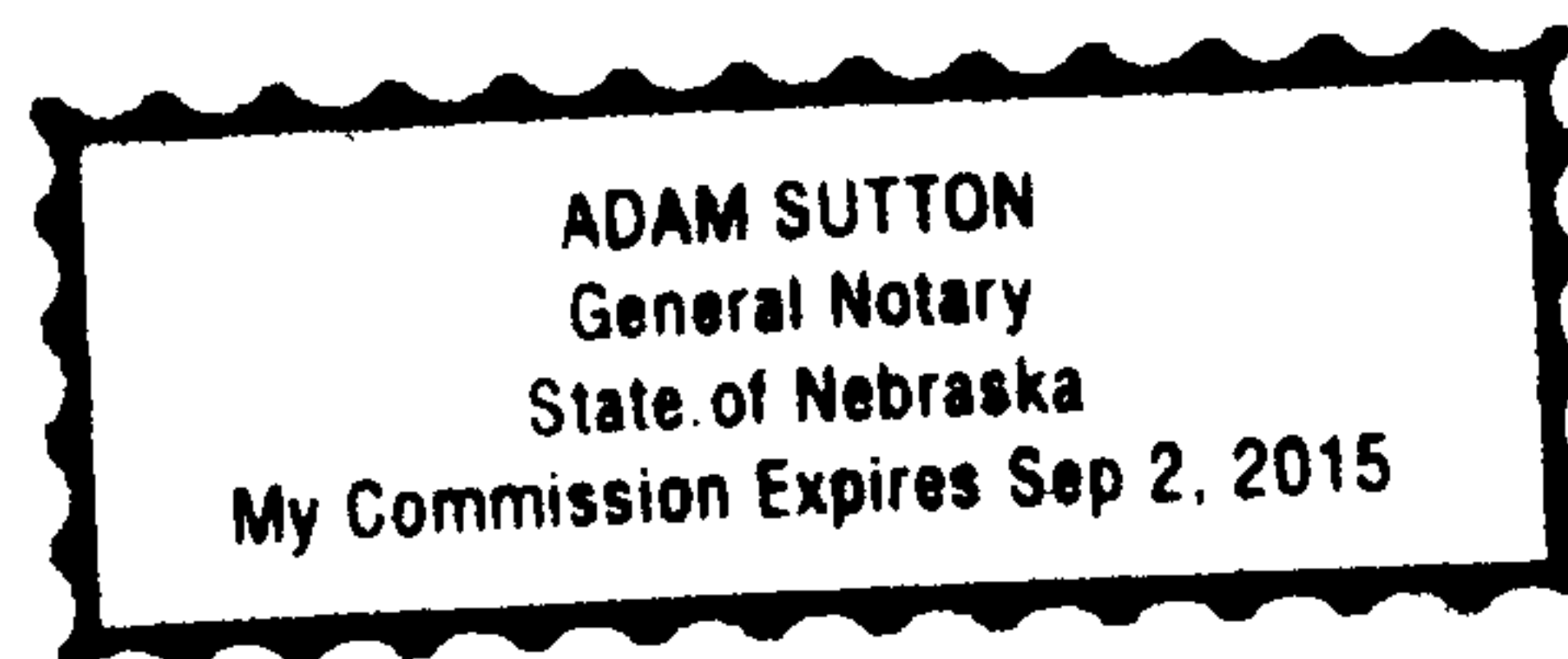
STATE OF Nebraska
COUNTY OF Douglas


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **N.P. Dodge, Jr.**, whose name as Trustee 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 in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, 2015.

Adam Sutton
Notary Public

My Commission Expires: 9-2-15




20150903000307980 2/3 \$197.00
Shelby Cnty Judge of Probate, AL
09/03/2015 11:23:09 AM 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	NEI Goba Relocation Company	Grantee's Name	Ross W. Comeaux Mila S. Comeaux
Mailing Address	8701 West Dodge Road Omaha, NE 68114	Mailing Address	132 Waterloo Bend Birmingham, AL 35242
Property Address	132 Waterloo Bend Birmingham, AL 35242	Date of Sale	August 31, 2015
		Total Purchase Price	\$577,000.00
		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) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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.

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 of 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 August 31, 2015

Print NEI Goba Relocation Company

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150903000307980 3/3 \$197.00
Shelby Cnty Judge of Probate, AL
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Form RT-1