20151230000443980 12/30/2015 02:30:29 PM DEEDS 1/3

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

Send Tax Notice to:
Regina R. Sandlin
2468 Oneal Way
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)
That in consideration of Four Hundred Seventy One Thousand One Hundred
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 Regina R. Sandlin
more), the following described real estate, situated in Shelby County, Alabama, to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$346,139.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD unto the said 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 <u>29th</u> day of <u>December</u> .
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 Levi Mixon , 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 29th day of December , 20 15, 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 29th day of December, 20 15.
My Commission Expires: 09/15/2016 Notary Public Notary Public Notary Public

EXHIBIT "A"

Lot 40, according to the Survey of Kirkman Preserve, Phase 3, as recorded in Map Book 44, Page 58 A & B, in the Probate Office of Shelby County, Alabama.

- 1. Taxes for the current year not yet due and payable;
- 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, priveges and immunitites relating thereto, including release of damages, are not insured herein;
- 4. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson) and Inst. No. 2014-7824;
- 5. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
- 6. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262;
- 7. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529;
- 8. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
- 9. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams;
- 10. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
- 11. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 2014-3114;
- 12. Restrictions appearing of record in Inst. No. 2014-24466 and Inst. No. 2015-9129.

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	Regina R. Sandlin			
Mailing Address	2468 Oneal Way Birmingham, AL 35242		Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate County Clerk Shelby County, AL 12/30/2015 02:30:29 PM \$145.00 CHARITY	
Property Address	2468 Oneal Way Birmingham, AL 35242	CAHNNI C	20151230000443980	Jung and a second
Date of Sale	December 29, 2015			
Total Purchase Price or Actual Value \$ or Assessor's Market Value	\$471,139.00 \$			
The purchase price or actual Bill of Sal Sales Cont X Closing St	ract	be verified in the follow Appraisal Other	ing documentary evidence: (check one)
If the conveyance document is not required.	presented for recordation contain	ns all of the required inf	ormation referenced above, t	he filing of this form
Grantor's name and mailing mailing address.	address – provide the name of th	Instructions ne person or persons con	veying interest to property a	nd their current
Grantee's name and mailing	address – provide the name of th	ne person or persons to v	whom interest to property is l	being conveyed.
Property address - the physi-	cal address of the property being	conveyed, if available.		
Date of Sale – the date on w	nich interest to the property was	conveyed.		
Total Purchase price – the to offered for record.	tal amount paid for the purchase	of the property, both re	al and personal, being conver	yed by the instrument
* *	y is not being sold, the true value I. This may be evidenced by an a	1 1	•	•
the property as determined b	ne value must be determined, the y the local official charged with penalized pursuant to Code of A	the responsibility of val	uing property for property ta	
· · · · · · · · · · · · · · · · · · ·	wledge and belief that the inforr ements claimed on this form ma			
Date December 29, 2015		Print. Joshua L. Ha	rtman	
Unattested (v	erified by)	Grantor/Grantee/Own	er/Agent) circle one	