

This Instrument Prepared By:

\$ 499,999.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMS #206
Fairhope, Alabama 36532
Telephone (251)928-5856

Note: \$399,999.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

STATE OF ALABAMA

§
§
§

SPECIAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE DOLLARS AND NO/100 (\$499,999.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **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.,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto NARGIS MITHANI (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Book 265, Page 96; Book 316, Page 239; Book 317, Page 260; Instrument #1994-25164; Book 346, Page 942; Instrument #1992-17890; Instrument #1993-03123; Instrument #1993-10163; Instrument #1993-16982; Instrument #1993-20968; Instrument #1993-32840; Instrument #1994-23329; Instrument #1995-081111; Instrument #1995-24267; Instrument #1995-34231; Instrument #1995-35679; Instrument #1996-19860; Instrument #1996-37514; Instrument #1996-39737; Instrument #1997-02534; Instrument #1997-17533; Instrument #1997-30081; Instrument #1997-38614; Instrument #1999-03331; Instrument #1999-06309; Instrument #1999-47817; Instrument #20020717000334280; Instrument #200309090006044430; Instrument #20031023000711520; Instrument #20031105000735510 and Instrument #20040521000271290.
5. Easement granted Alabama Power Company by instrument recorded in Instrument #1998-17705.
6. Declaration of Watershed Protective Covenants as recorded in Instrument #17644 and Instrument #20021002000476370.
7. Covenants and agreement for water works service as recorded in Book 235, Page 574, Instrument #1992-20786 and Instrument #1993-20840.
8. Easement granted Shelby County by instrument recorded in Instrument #20040102000001570.
9. Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 51, Page 544 and Deed Book 60, Page 260.
10. Terms, conditions, obligations, rules, regulations and by-laws of Greystone Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Corporation Book 42, Page 835.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to

coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 3rd day of March, 2016.

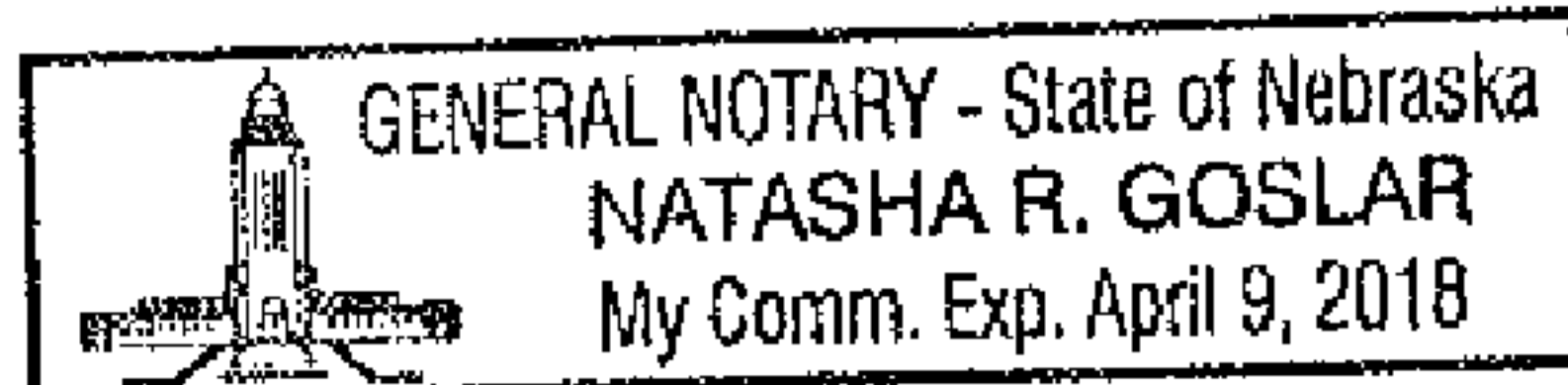
N. P. Dodge, Jr.

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.

STATE OF Nebraska
COUNTY OF Douglas

I, the undersigned Notary Public, in and for said State, hereby certify that N. P. DODGE, JR., whose name is signed to the foregoing conveyance 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., and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same on behalf of and as the act and deed of 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., in his capacity 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., voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March, 2016.
(AFFIX NOTARIAL SEAL)



NOTARY PUBLIC
My Commission Expires: 4-9-2018

PROPERTY ADDRESS:
8128 Castlehill Road
Birmingham, Alabama 35242

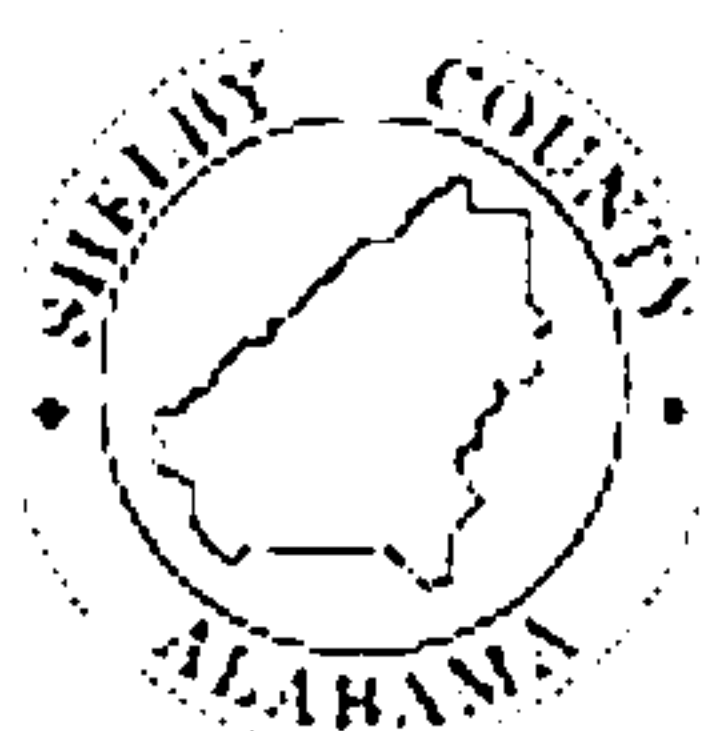
GRANTEE'S ADDRESS:
8128 Castlehill Road
Birmingham, AL 35242

GRANTOR'S ADDRESS:
2707 N 118th St
Omaha NE 68164

As evidenced by Sales Contract.

EXHIBIT A

Lot 30, according to the Survey of Greystone 7th Sector, Phase I, as recorded in Map Book 18, Pages 120 A, B & C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/25/2016 12:16:09 PM
\$120.00 DEBBIE
20160325000097080

A handwritten signature in black ink, likely of Judge James W. Fuhrmeister, is written over the typed name.