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

Send Tax Notice To:
Michael A. Arledge
Jan Arledge
2126 Kirkman Drive
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 Fifty Two  | Thousand Four Hundred   |
| and No/100   | ***************************************   |
| to the undersigned grantor, NSH CORP., an Alabama  | corporation, (herein referred to as GRANTOR) in hand reby acknowledged, the said GRANTOR does by these  |
|  | then to the survivor of them in fee simple, together with<br>the following described real estate, situated in Shelby  |
| SEE ATTACHED EXHIBIT "A" FOR LEGAL   | DESCRIPTION.  |
| 3417,000.00 of the purchase price recited about 100 to 100 | ove is being paid by a mortgage loan  |
| heirs and assigns forever, it being the intention of the hereby created is severed or terminated during the join   | antees, as joint tenants, with right of survivorship, their parties to this conveyance, that (unless the joint tenancy nt lives of the grantees herein) in the event one grantee le shall pass to the surviving grantee, and if one does not sees herein shall take as tenants in common. |
| IN WITNESS WHEREOF, the said GRANTOF execute this conveyance, hereto set its signature and second 16   | R, by its Authorized Representative, who is authorized to al, this the <u>31st</u> day of <u>March</u> ,  |
|  | NSH CORP.   |
|  | By:   |
|  | Authorized Representative   |
| STATE OF ALABAMA)<br>JEFFERSON COUNTY)   |   |
| Levi Mixon, whose name as A is signed to the foregoing conveyance and who is known the day of  | and for said County, in said State, hereby certify that Authorized Representative of NSH CORP., a corporation, own to me, acknowledged before me on this day to be 20_16, that, being informed of the contents of the executed the same voluntarily for and as the act of said            |
| My Commission Expires:   | Notary Public English   |

### 20160331000103960 03/31/2016 12:41:17 PM DEEDS 2/3

# EXHIBIT "A"

Lot 63, 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, privileges and immunities 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.

## 20160331000103960 03/31/2016 12:41:17 PM DEEDS 3/3

#### 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<br>Hoover, AL 35226 |  |   |                          |
| Grantee's Name   | Michael A. Arledge<br>Jan Arledge      |  |   |                          |
| Mailing Address  | 2126 Kirkman Drive<br>Hoover, AL 35226 |  |   |                          |
| Property Address   | 2126 Kirkman Drive<br>Hoover, AL 35226 |  | Filed and Recorded  |                          |
| Date of Sale   | March 31, 2016                         | Service Control of the Control of th | Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL | ,                        |
| Total Purchase Price or Actual Value \$  | \$452,400.00                           | THANKS TO SERVICE THE PROPERTY OF THE PROPERTY | 03/31/2016 12:41:17 PM<br>S55.50 CHERRY<br>20160331000103960                                      | Jungan 3                 |
| or Assessor's Market Value   | \$                                     |  |   |                          |
| The purchase price or actual value Bill of Sale Sales Contract Closing Statement If the conveyance document presents not required. | Ap<br>Oth<br>ent                       | praisal<br>ner   |   |                          |
|  | Instr                                  | uctions  |   |                          |
| Grantor's name and mailing address.  |  |  | nveying interest to property  | and their current        |
| Grantee's name and mailing addre   | ess – provide the name of the per      | rson or persons to   | whom interest to property i   | s being conveyed.        |
| Property address – the physical ad   | Idress of the property being conv      | eyed, if available   | -   |                          |
| Date of Sale – the date on which i   | interest to the property was conve     | eyed.  |   |                          |
| Total Purchase price – the total an offered for record.  | nount paid for the purchase of th      | e property, both r   | eal and personal, being conv  | veyed by the instrument  |
| Actual value – if the property is no instrument offered for record. The market value.  | •                                      | ·  | 2   | •                        |
| If no proof is provided and the val  | lue must be determined, the curr       | ent estimate of fai  | r market value, excluding c   | urrent use valuation, of |

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 <u>Code of Alabama 1975</u> §40-22-1 (h).

Sheryl L. Early

the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be

Date March 31, 2016

Sign:

Print:

used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

(Grantor/Glantee/Owner/Agent) circle one

Unattested

(verified by)