

20160715000248270
07/15/2016 03:14:34 PM
DEEDS 1/2

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

Send Tax Notice To:
NSH Corp.
3545 Market Street
Hoover, AL 35226

STAUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Thirty-Nine Thousand Eight Hundred Ninety-Seven and 07/100 (\$239,897.07) DOLLARS to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **Christopher A. Marks** and wife, **Mary Helen Marks**, do hereby grant, bargain, sell and convey unto **NSH Corp.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A & B, in the Probate Office of Shelby County, Alabama.

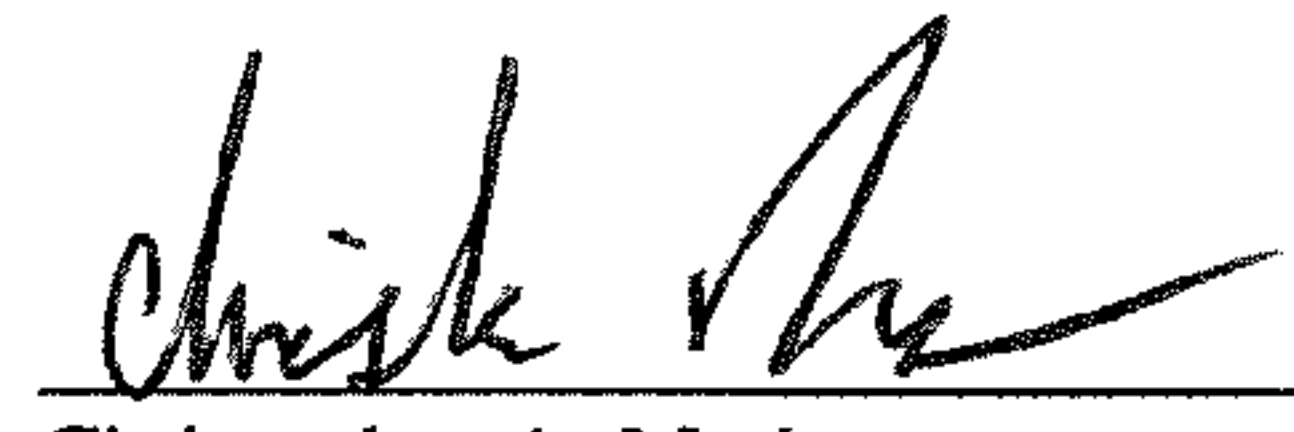
SUBJECT TO: (1) Taxes for the year 2016 and subsequent years; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, Page 878; (4) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, Page 926; (5) Easement recorded in Volume 347, Page 866; (6) Easement for Alabama Power Company recorded in Real 340, Page 804; Real 348, Page 751; Misc. Volume 14, Page 424; Real 34, Page 614; Real 84, Page 298; Real 340, Page 816; Real 105, Page 875 and Real 131, Page 763; (7) Restrictions appearing of record in Real 268, Page 605 and Inst. No. 20050110000014390 and Instrument No. 20051129000617280; (8) Easement to Shelby County Education Board recorded in Inst. No. 1999-29881; (9) Easement to BellSouth Telecommunications recorded in Inst. No. 1999-29883; (10) Declaration of Protective Covenants (Residential) as recorded in Inst. No. 20031205000788490; (11) Easement Agreement recorded in Inst. No. 20041221000695220; (12) Right-of-way to Residential Association recorded in Inst. No. 20050425000197760.

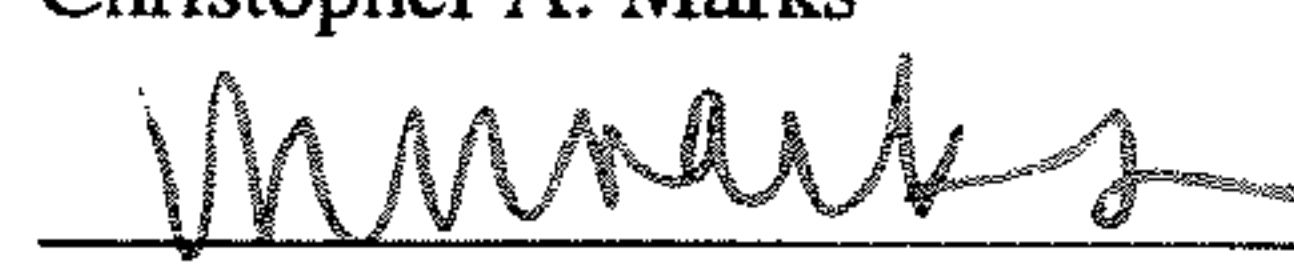
Grantors make no warranties as to title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantors do hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by them, and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of July, 2016.



Christopher A. Marks


Mary Helen Marks

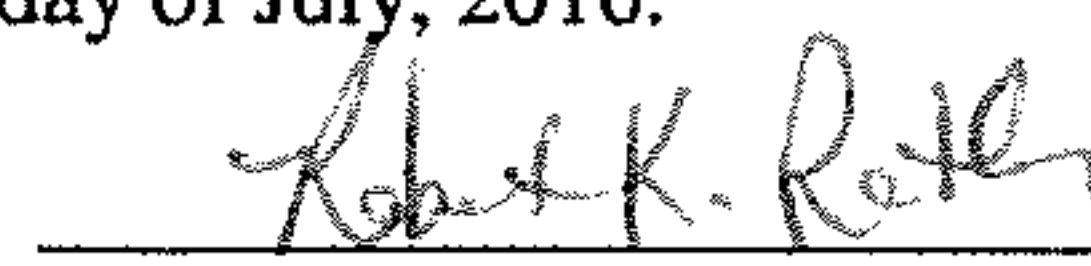
STATE OF ALABAMA

COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher A. Marks** and wife, **Mary Helen Marks**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of July, 2016.

My Commission Expires:



Notary Public

My Commission Expires
07/27/2019

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christopher A. Marks
Mary Helen Marks

Mailing Address P. O. Box 26
Fairhope, AL 36533

Grantee's Name NSH Corp.

Mailing Address 4063 Highland Ridge Road
Birmingham, AL 35242

Property Address 4063 Highland Ridge Road
Birmingham, AL 35242

Date of Sale July 13, 2016

Total Purchase Price \$239,901.05
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/15/2016 03:14:34 PM
\$258.00 CHERRY
20160715000248270

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	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 or 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 July 13, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one