**20161118000425160**
**11/18/2016 11:33:38 AM**
**DEEDS 1/4**

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

Send Tax Notice To:
Blair R. Suellentrop
Sharon A. Suellentrop
2041 Kirkman Drive
Birmingham, AL 35242

**CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Four Hundred Twenty Nine Thousand Eighty and No/100---------- ($ 429,080.00 ) Dollars 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 BLAIR R. SUELLENTROP AND SHARON A. SUELLENTROP, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

$260,000.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said 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.

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 18th day of November, 20 16.

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 18th day of November, 2016, 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 18th day of November, 2016.

My Commission Expires:
09/15/2020

SHERYL LYNN EARLY
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Sheryl Lynn Early
Notary Public

# EXHIBIT "A"

Lot 1, according to the Survey of Kirkman Preserve, Phase 1A, as recorded in Map Book 43, Page 142, in the Probate Office of Shelby County, Alabama.

1. Taxes for the year 2017 and subsequent years;
2. Easement(s), building line(s) and restrictions(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);
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 easements 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. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2014-7824;
13. Amendments to restrictions recorded in Inst. No. 20140806000244660.

# 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 | Blair R. Suellentrop<br>Sharon A. Suellentrop |
| Mailing Address | 2041 Kirkman Drive<br>Birmingham, AL 35242 |
| Property Address | 2041 Kirkman Drive<br>Birmingham, AL 35242 |
| Date of Sale | November 18, 2016 |
| Total Purchase Price | $429,080.00 |
| 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
11/18/2016 11:33:38 AM
$193.50 CHERRY
20161118000425160

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 |
| ___X___ | 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.

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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 November 18, 2016 Print: Joshua L. Hartman

Unattested _____ Sign: _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one