

20170324000099300
03/24/2017 12:38:33 PM
DEEDS 1/4

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

Send Tax Notice To:
Cuong M. Vo
Nuong T. Ha
4063 Highland Ridge Road
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Two Hundred Eighty Five Thousand
and No/100----- (\$ 285,000.00)

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
Cuong M. Vo and Nuong T. Ha,

(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.

\$223,850.00 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 24th day of March, 20 17.

NSH CORP.

By: 

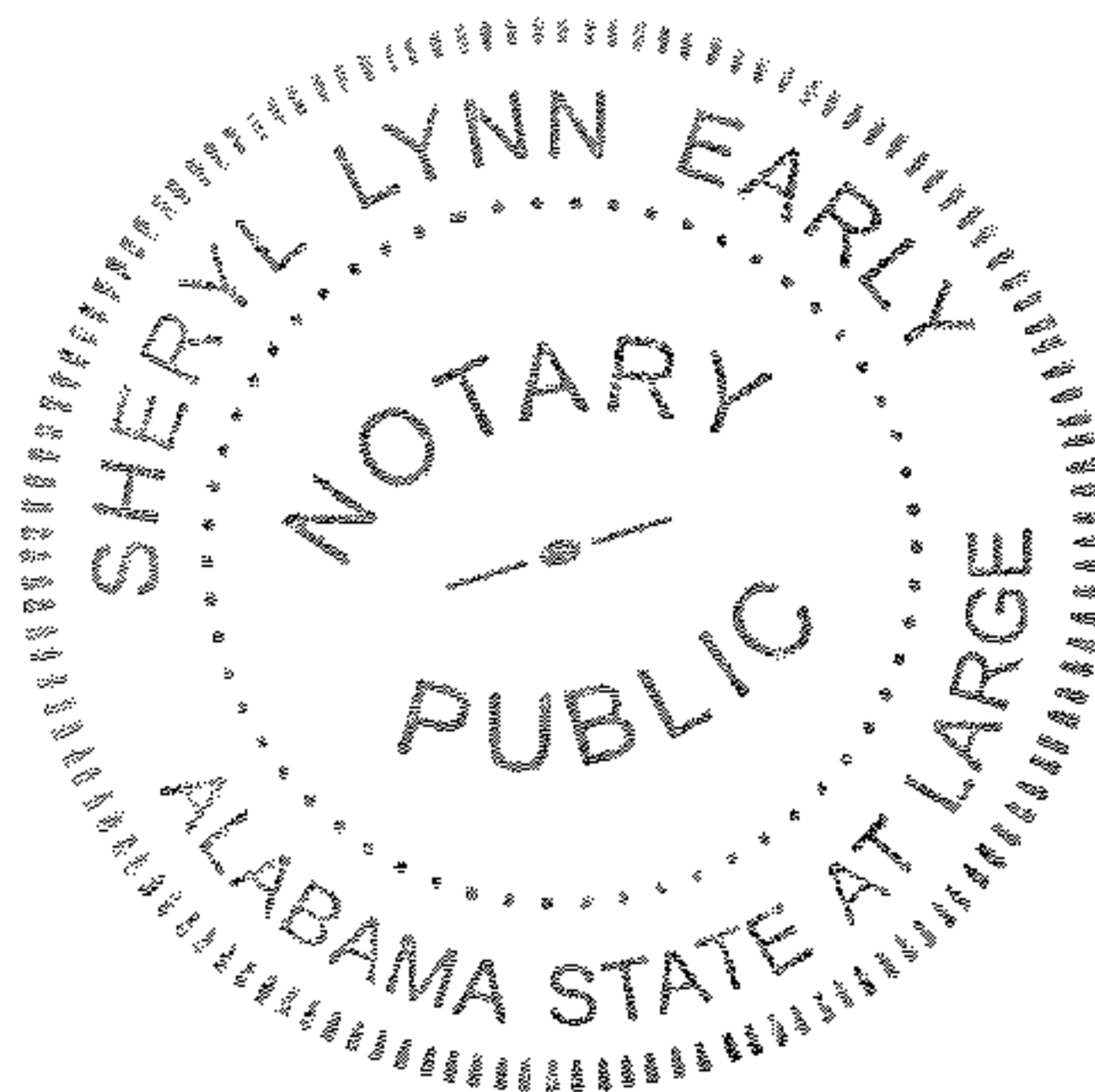
Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Levi Nixon, 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 24th day of March, 2017, 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 24th day of March, 2017.

My Commission Expires:
09/15/2020



Sheryl Lynn Early
Notary Public

EXHIBIT "A"

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 2017 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.

Grantor makes 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.

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 Cuong M. Vo
Nuong T. Ha

Mailing Address 4063 Highland Ridge Rd
Birmingham, AL 35242

Property Address 4063 Highland Ridge Rd
Birmingham, AL 35242

Date of Sale March 24, 2017

Total Purchase Price \$285,000.00
or Actual Value \$
or Assessor's Market Value \$

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

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 March 24, 2017

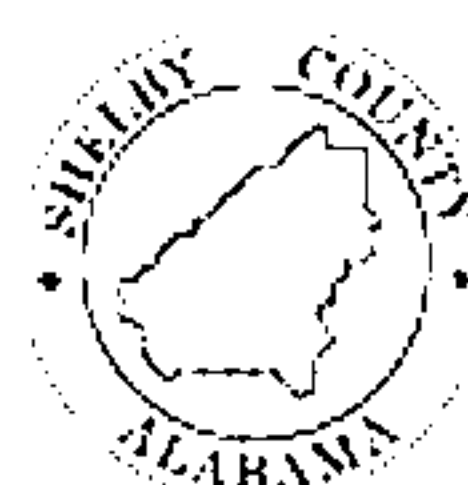
Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/24/2017 12:38:33 PM
\$85.50 CHERRY
20170324000099300

A handwritten signature in dark ink, appearing to read "Joshua L. Hartman", is written over the official stamp area.