

After Recording Return to:
The Title Group Incorporated
2101 First Avenue North
Birmingham, AL 35203
Attn: Thomas C. Williams
twilliams@titlegrp.com

This Instrument was prepared by:
Bradley G. Siegal
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203

Send tax notices to:
JLH Investments, LLC
2275 Green Springs Highway
Birmingham, Alabama 35205
Attn: Mr. Jim Hubbard

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other valuable considerations to the undersigned **NOVA HR, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), in hand paid by **JLH INVESTMENTS, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee its successors and assigns, the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

The real estate described on Exhibit A attached hereto (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the exceptions more particularly set forth on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, together with all and singular the rights, members, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor, and its successors and assigns, will warrant and forever defend all and singular the above described Property against itself and its successors and assigns, and against all the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal as of the date of the acknowledgement of the Grantor's signature below, to be effective as of the 9th day of May, 2019.

GRANTOR:

NOVA HR, LLC,
an Alabama limited liability company

By: Laurie Halvorson
Name: Laurie Halvorson
Title: Owner/President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

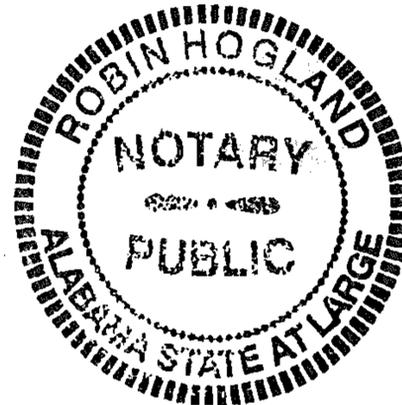
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Laurie Halvorson, whose name as Owner/President of NOVA HR, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, she, as such Owner/President and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 9th day of May, 2019.

Robin Hogland
Notary Public

[AFFIX SEAL]

My Commission Expires: 7.19.20



20190510000158820 05/10/2019 10:02:34 AM DEEDS 3/6

EXHIBIT A

Lot 1-A, according to the Survey of Cotter Resurvey, as recorded in Map Book 42, Page 111, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
2. Taxes and assessments for the year **2019** and subsequent years, a lien not yet due and payable.
3. Easements and building line, Notes and Restrictions as shown on map recorded in Map Book 42, Page 111.
4. Restrictions appearing of record in Misc. Book 21, Page 614; Misc. Book 30, Page 158; Book 155, and Page 593; Book 172, Page 520. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 176, Page 377; Book 138, Page 443; Book 157, Page 285; and Book 103, Page 54.
6. Cross Easement Agreement as recorded in Instrument # 20120806000288240.
7. The following matters as shown on that Survey made by Derek S. Meadows dated April 30, 2019 and designated as Project 19-0254:
 - a. Encroachment of overhead powerlines near the Southeast corner of the subject property;
 - b. Any adverse claim to property located between the fence and the Southeastern boundary of the subject property;
 - c. Encroachment of a wood bridge over the Southern boundary of the subject property; and
 - d. Encroachment of a fence over the Southern property line of the subject property.

Real Estate Sales Validation Form

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

Grantor's Name:

Nova HR, LLC
5256 Greystone Way
Birmingham, Alabama 35242

Grantee's Name:

JLH Investments, LLC
2275 Green Springs Highway
Birmingham, Alabama 35205

Property Address:

1228 1st Street North
Alabaster, Alabama 35007

Date of Sale: May 9, 2019

Total Purchase Price: \$1,500,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | | | |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Appraisal |
| <input checked="" type="checkbox"/> | Sales Contract | <input type="checkbox"/> | Other: |
| <input 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).

IN WITNESS WHEREOF, Grantor has caused this Real Estate Sales Validation Form to be executed as of May 9, 2019 in accordance with *Code of Alabama 1975, Section 40-22-1*.

[Signature on following page]

NOVA HR, LLC, an Alabama limited liability company

By: *Laurie Halvorson*

Name: Laurie Halvorson

Title: Owner/President



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2019 10:02:34 AM
\$1530.00 CHERRY
20190510000158820

Allie S. Boyd