

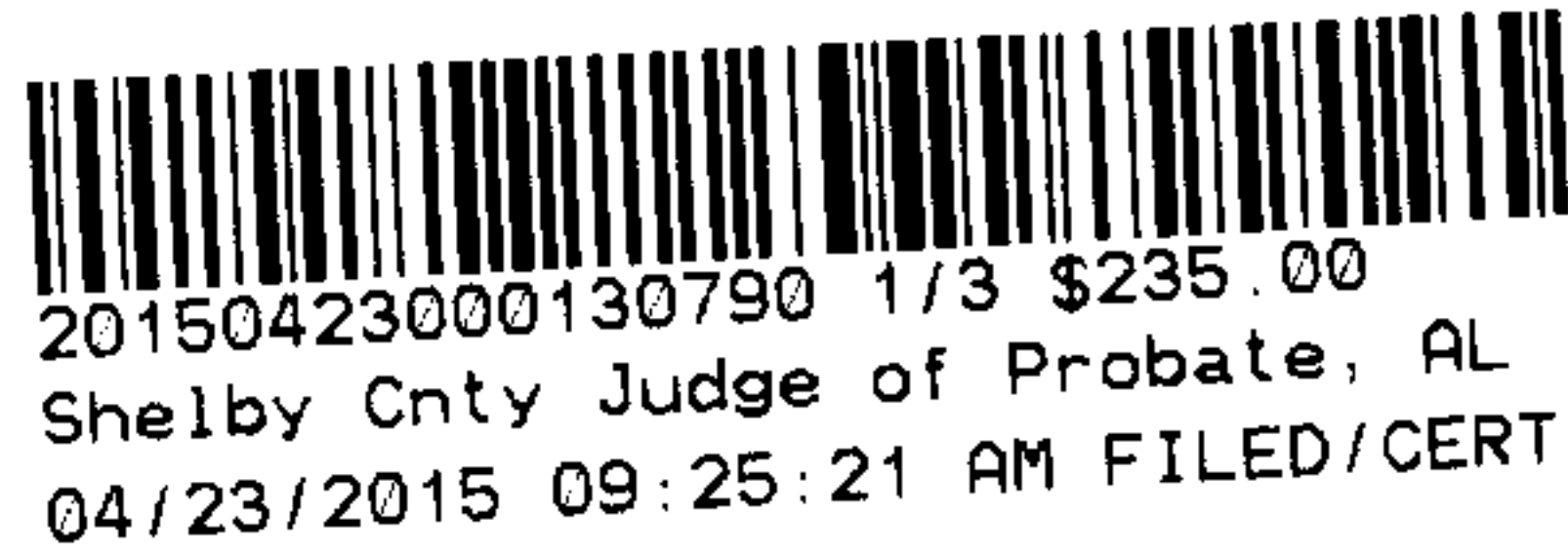
This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
William Frank Lawrence, Jr.  
Kimberly Harrold Lawrence  
1288 Inverness Cove Drive  
Hoover, AL 35252

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

STATE OF ALABAMA )

SHELBY COUNTY )



That in consideration of Two Hundred Fifteen Thousand and No/100 (\$ 215,000.00 ) Dollars to the undersigned grantor, **SAWABE PROPERTIES, LLC**, an Alabama limited liability company, (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 William Frank Lawrence, Jr. and Kimberly Harrold Lawrence, (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.

\$107,500.00 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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

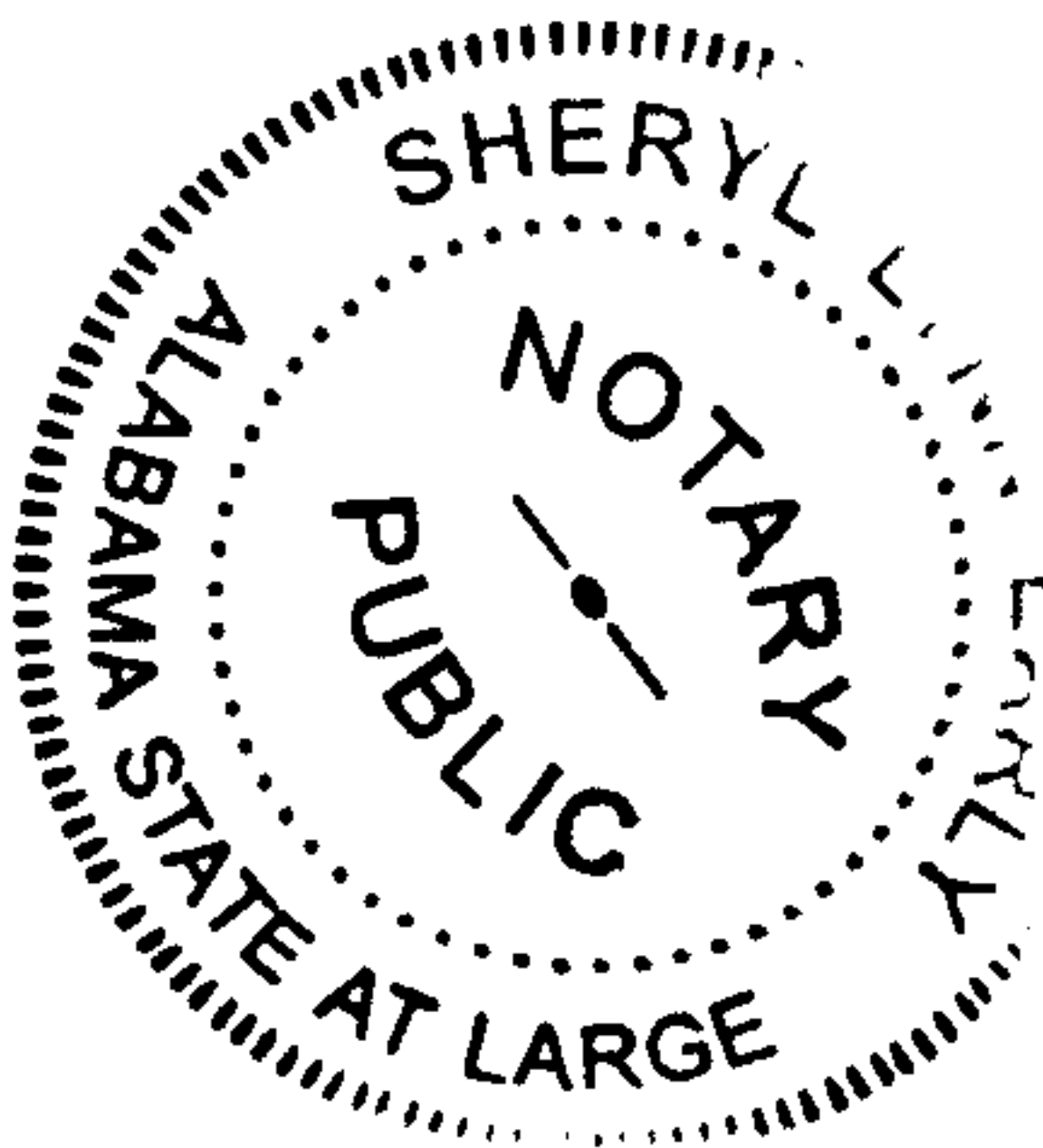
IN WITNESS WHEREOF, the said GRANTOR, by NSH CORP., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of April, 20 15.

SAWABE PROPERTIES, LLC, an Alabama limited liability company

By: NSH CORP., Sole Member

By:   
Authorized Representative

Shelby County, AL 04/23/2015  
State of Alabama  
Deed Tax: \$215.00



STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan M. Belcher, whose name as Authorized Representative of NSH CORP., a corporation, as Sole Member of SAWABE PROPERTIES, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day 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 17th day of April, 20 15.

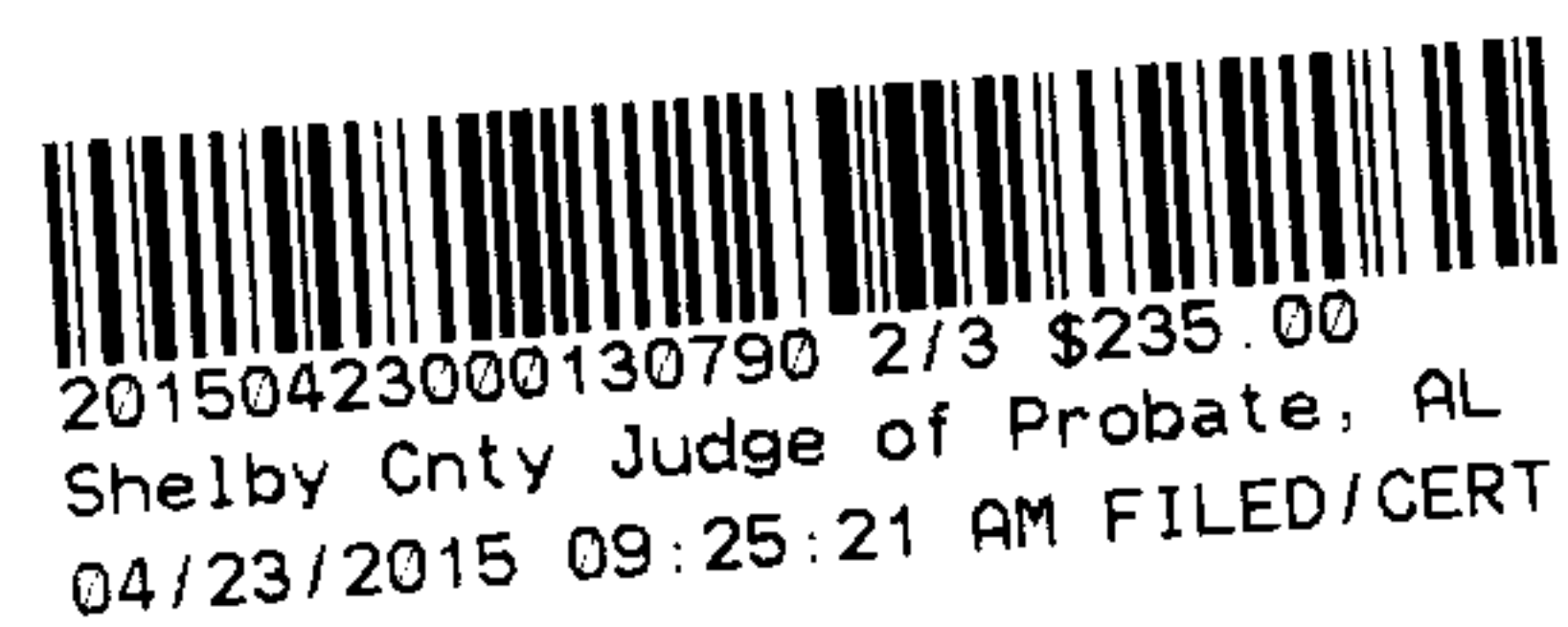
My Commission Expires:  
09/15/2016

  
Notary Public

## EXHIBIT "A"

Lot 160A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Pages 110 A & B, in the Probate Office of Shelby County, Alabama.

- (1) Taxes and assessments for the year 2015 and subsequent years.
- (2) Building Line(s) Easement(s) 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) Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819 and Inst. No. 1994-34517 and Inst. No. 2007-18013.
- (5) Easement to the City of Hoover, as recorded in Inst. No. 1998-24499 and Real 365, Page 871.
- (6) Right of Way granted to Alabama Power Company recorded in Deed Volume 306, Page 10; Real 84, Page 298, Real 127, Page 54 and Real 318, Page 27
- (7) Declaration of Protective Covenants recorded in Inst. No. 2005-2087; Inst No. 2005-52156 and Inst. No. 2006-4787.





## Real Estate Sales Validation Form

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

Grantor's Name                      Sawabe Properties, LLC

Mailing Address                      3545 Market Street  
Birmingham, AL 35226

Grantee's Name                      William Frank Lawrence, Jr.  
Kimberly Harrold Lawrence

Mailing Address                      1288 Inverness Cove Drive  
Hoover, AL 35242

Property Address                      1288 Inverness Cove Drive  
Hoover, AL 35242

Date of Sale                          April 17, 2015

Total Purchase Price                      \$215,000.00  
or Actual Value                      \$  
or Assessor's Market Value                      \$



20150423000130790 3/3 \$235.00  
Shelby Cnty Judge of Probate, AL  
04/23/2015 09:25:21 AM FILED/CERT

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.

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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     April 17, 2015

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one