


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

Send Tax Notice To:  
Brian K. Fallin  
1304 Inverness Cove Drive  
Birmingham, AL 35242

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

  
20100223000053990 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
02/23/2010 01:36:43 PM FILED/CERT

That in consideration of Two Hundred Nineteen Thousand Nine Hundred and 00/100-----  
-----(\$219,900.00) 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 BRIAN K. FALLIN,  
(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, , to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$178,998.00 of the purchase price recited above is being paid from the proceeds of a mortgage loan closed simultaneously herewith.

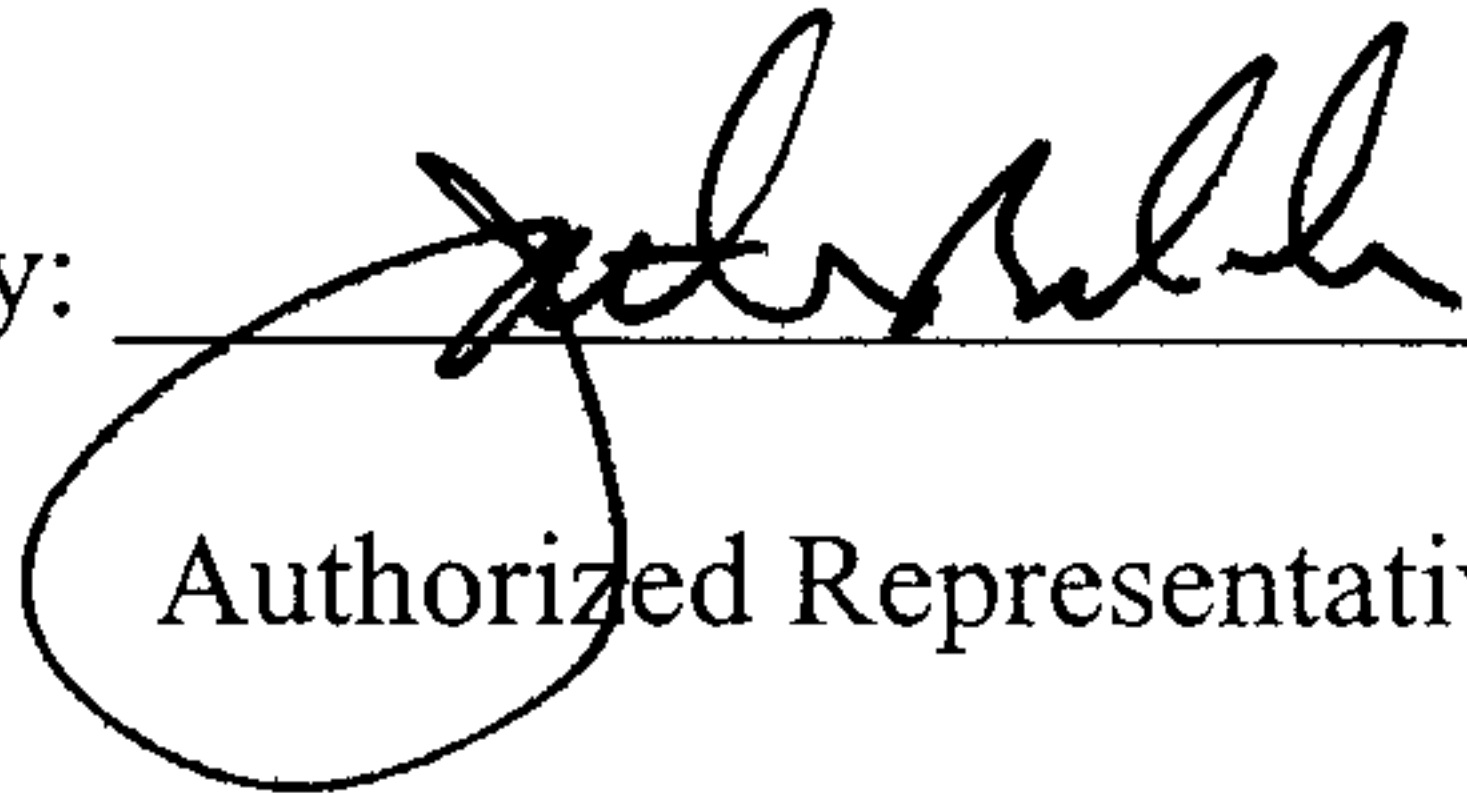
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his, her or 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 Grantee, his, her or 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 19<sup>th</sup> day of February, 20 10.

SAWABE PROPERTIES, LLC, an Alabama  
limited liability company

By: NSH CORP., Sole Member

By:   
Authorized Representative


STATE OF ALABAMA)  
JEFFERSON COUNTY)

Deed Tax : \$41.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan 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 19<sup>th</sup> day of February, 20 10.

My Commission Expires: 08/04/2013


  
Notary Public  
John L. Hartman, III

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

Lot 164, according to the Survey of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, page 819 and Instrument 1994-34517, in the Probate Office of Shelby County, Alabama; 3) Easement to the City of Hoover recorded in Instrument 1998-24499, in the Probate Office of Shelby County, Alabama; 4) Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama; 5) Easement to the City of Hoover as recorded in Real 365, page 871, in the Probate Office of Shelby County, Alabama; 6) Declarations of Protective Covenants as recorded in Instrument 20050113000020870, in the Probate Office of Shelby County, Alabama; 7) Declarations of Protective Covenants as recorded in Instrument 20051006000521560 and amended in Instrument 20060130000047870, in the Probate Office of Shelby County, Alabama; 8) Easement to Alabama Power Company recorded in Instrument 20070418000180130, in the Probate Office of Shelby County, Alabama; 9) Restrictions, Building Line(s), and Easements as shown by recorded map.

Grantor makes no warranties as to title to mineral and mining rights.

  
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