

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

Send Tax Notice To:
Robert S. Whitcomb
1539 Inverness Cove Lane
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Hundred Seventy Thousand and No/100
----- (\$ 170,000.00) 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

Robert S. Whitcomb, Shirlene M. Bruce and Robert A. Bruce

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$166,920.00 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, successively, 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the remaining survivors, as joint tenants, with right of survivorship, and that upon the death of any/either of the said three survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named, but if any grantee herein named survives the other or others, such as in case of the death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.


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 18th day of June, 20 12.

SAWABE PROPERTIES, LLC, an Alabama
limited liability company

By: NSH CORP., Member

By: 

Authorized Representative


20120621000218490 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

JEFFERSON COUNTY)

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 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 18th day of June, 2012.

My Commission Expires:


Notary Public

GARY JONES
Notary Public, Alabama State At Large
My Commission Expires April 17, 2016




20120621000218490 2/3 \$21.50
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EXHIBIT "A"

Lot 116A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes and assessments for the year 2010 and subsequent years and not yet due and payable; (2) Building Line(s) Easement(s) Restrictions as shown on recorded map; (3) 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; (4) Easement to the City of Hoover, as recorded in Instrument 1998-24499 and Real 365, Page 871, in the Probate Office of Shelby County, Alabama; (5) 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; (6) Declaration of Protective Covenants as recorded in Instrument 20050113000020870, in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants with Grant of Land Easement to Alabama Power Company as recorded in Instrument 20050804000396590 and in Instrument 20051031000563550, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants as recorded in Instrument 20051006000521560 and amendment to Declaration as recorded in Instrument 20060130000047870, in the Probate Office of Shelby County, Alabama.


20120621000218490 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 06/21/2012
State of Alabama
Deed Tax: \$3.50