

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

Send Tax Notice To:
Ruoqiao Gu
1319 Inverness Cove Drive
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)


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
Ruoqiao Gu,
(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.

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

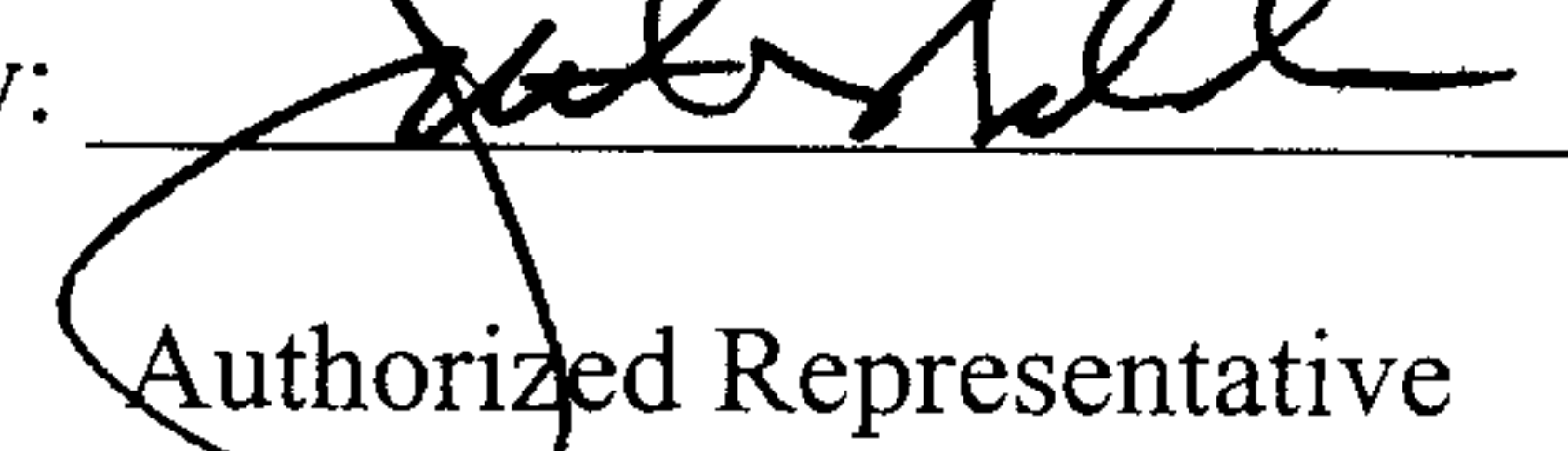
And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his, her or their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all
encumbrances, that it has a good right to sell and convey the same as aforesaid, and that 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 22nd day of
August, 20 12.


20120824000318220 1/3 \$188.00
Shelby Cnty Judge of Probate, AL
08/24/2012 11:16:12 AM FILED/CERT

SAWABE PROPERTIES, LLC, an Alabama
limited liability company

By: NSH CORP., Sole Member

By: 
Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 08/24/2012
State of Alabama
Deed Tax: \$170.00

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 22nd day of August,
20 12.

My Commission Expires:


08/04/2013


Notary Public

EXHIBIT "A"

Lot 144A, according to the Final Plat of the Residential Subdivision 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) Taxes and assessments for the year 2011 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.


20120824000318220 2/3 \$188.00
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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 Ruoqiao Gu

Mailing Address 1319 Inverness Cove Drive
Birmingham, AL 35242

Property Address 1319 Inverness Cove Drive
Birmingham, AL 35242

Date of Sale August 22, 2012

Total Purchase Price \$170,000.00

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		

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 August 22, 2012

Print John L. Hartman - III

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20120824000318220 3/3 \$188.00
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