


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

Send Tax Notice To:
Kimberly Pennington
John Pennington
1258 Inverness Cove Place
Birmingham, AL 35242

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

STATE OF ALABAMA)

SHELBY COUNTY)


20130531000222800 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
05/31/2013 11:12:22 AM FILED/CERT

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 Kimberly Pennington and John Pennington, (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.

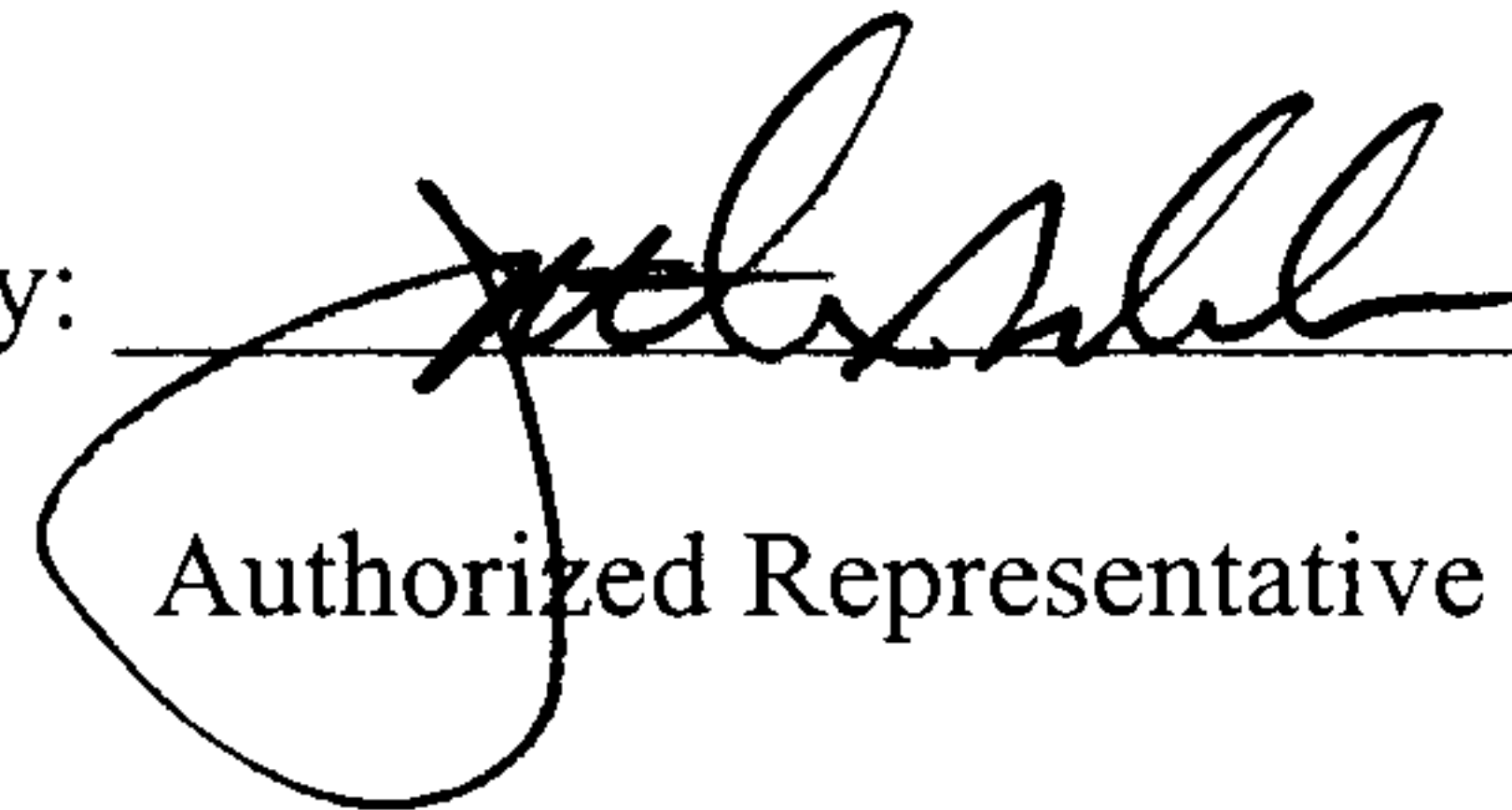
\$163,000.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

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 24th day of May, 2013.

SAWABE PROPERTIES, LLC, an Alabama limited liability company

By: NSH CORP., Sole Member

By: 
Authorized Representative

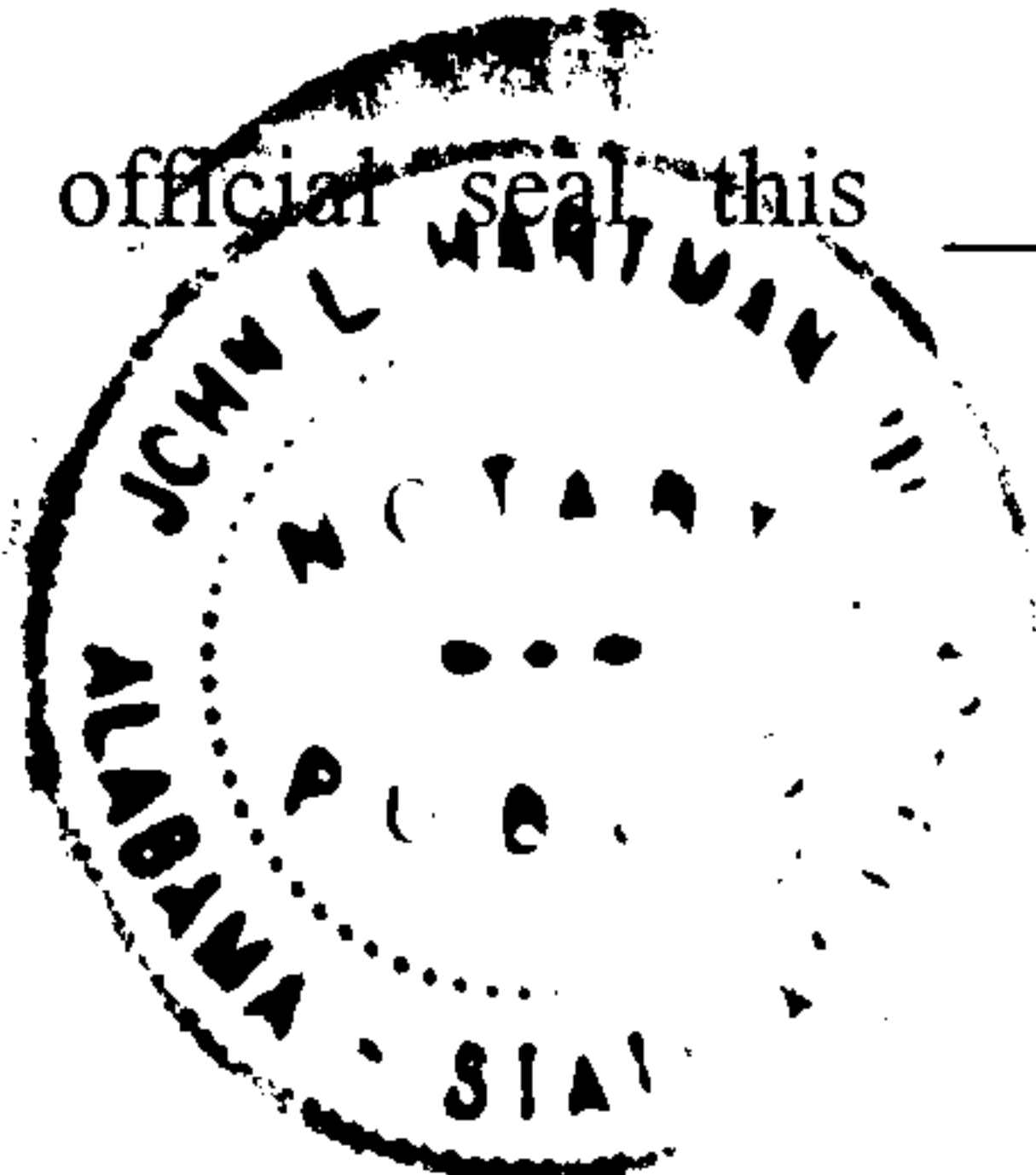
Shelby County, AL 05/31/2013
State of Alabama
Deed Tax: \$52.00

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 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 24th day of May, 2013.

My Commission Expires:
08/04/2013



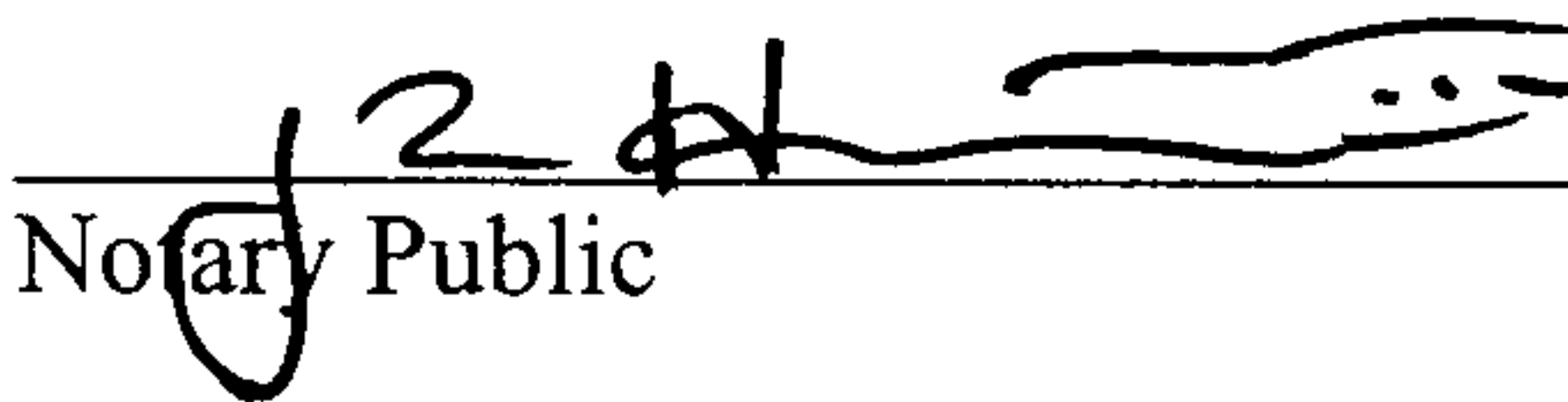

Notary Public

EXHIBIT "A"

Lot 155A, 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 2013 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) Easement to City of Hoover, as recorded in Real 365, page 871 in the Probate Office of Shelby County, Alabama; (7) Declaration of Protective Covenants as recorded in Instrument 20050113000020870, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants as recorded in Instrument 20051006000521560 and amended in Instrument 20060130000047870 in the Probate Office of Shelby County, Alabama; (9), Easement to Alabama Power Company recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama.



20130531000222800 2/3 \$70.00
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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

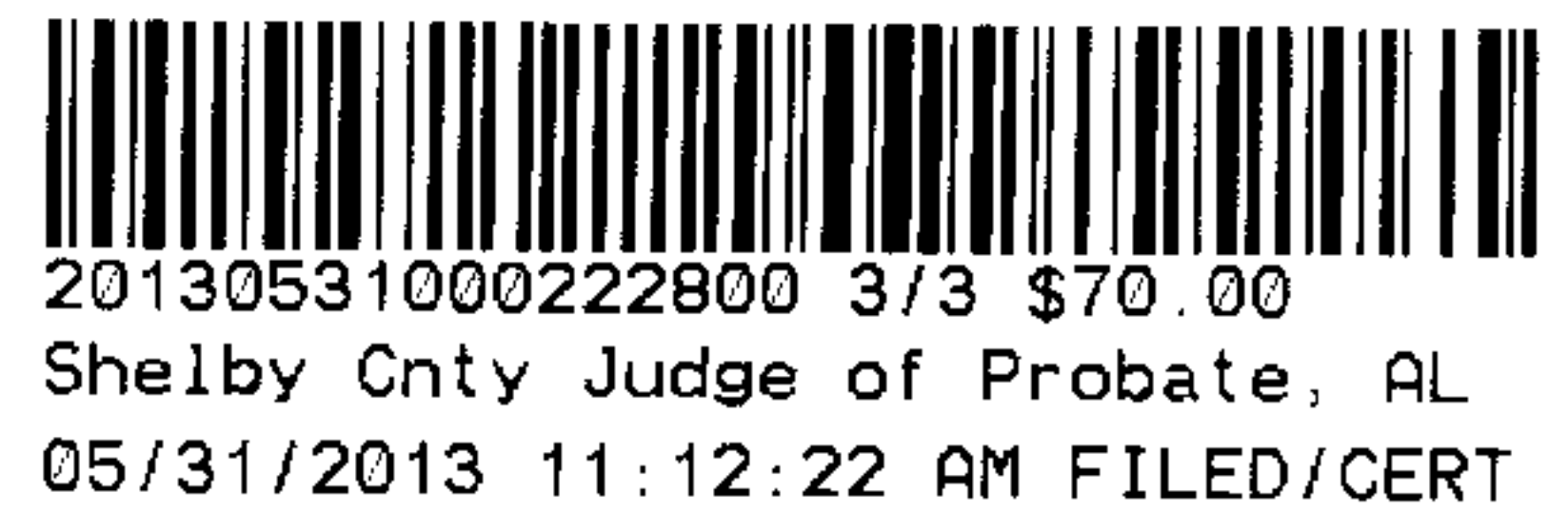
Grantee's Name Kimberly Pennington
John Pennington

Mailing Address 1258 Inverness Cove Place
Birmingham, AL 35242

Property Address 1258 Inverness Cove Place
Birmingham, AL 35242

Date of Sale May 24, 2013

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



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.

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 May 24, 2013

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one