

20160304000070670
03/04/2016 03:41:54 PM
DEEDS 1/2

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

Send Tax Notice To:
Julie Parrish Schifanella
1153 Inverness Cove Way
Birmingham, AL 35242

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of One Hundred Ninety-five Thousand and no/100-----
----- (\$195,000.00-----) 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
Julie Parrish Schifanella,
(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.

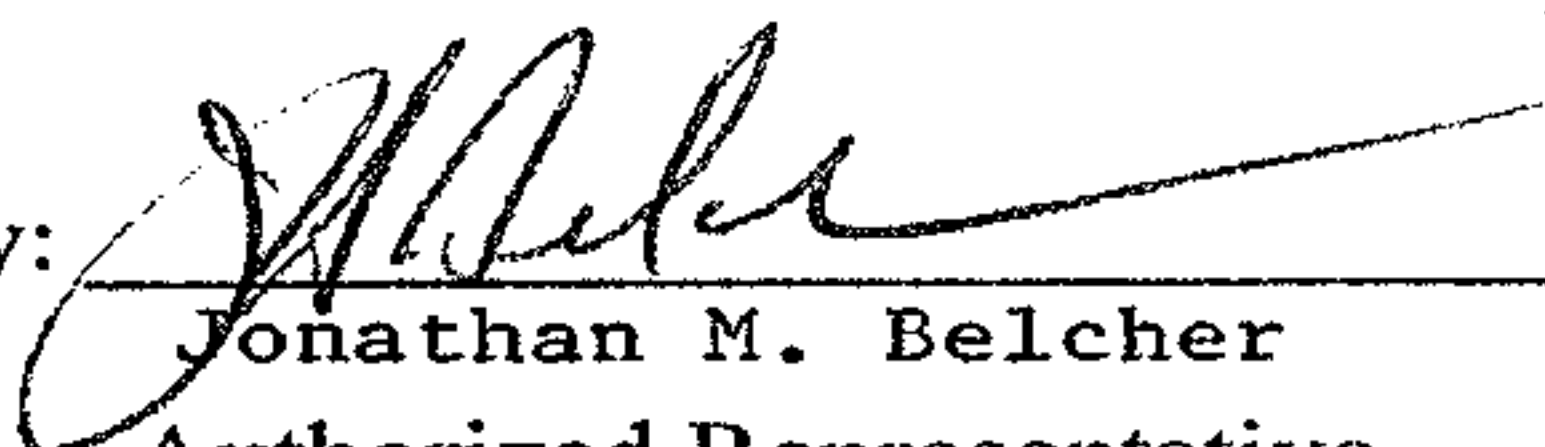
\$175,500.00 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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

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 4th day of
March, 2016.

SAWABE PROPERTIES, LLC, an Alabama
limited liability company

By: NSH CORP., Sole Member

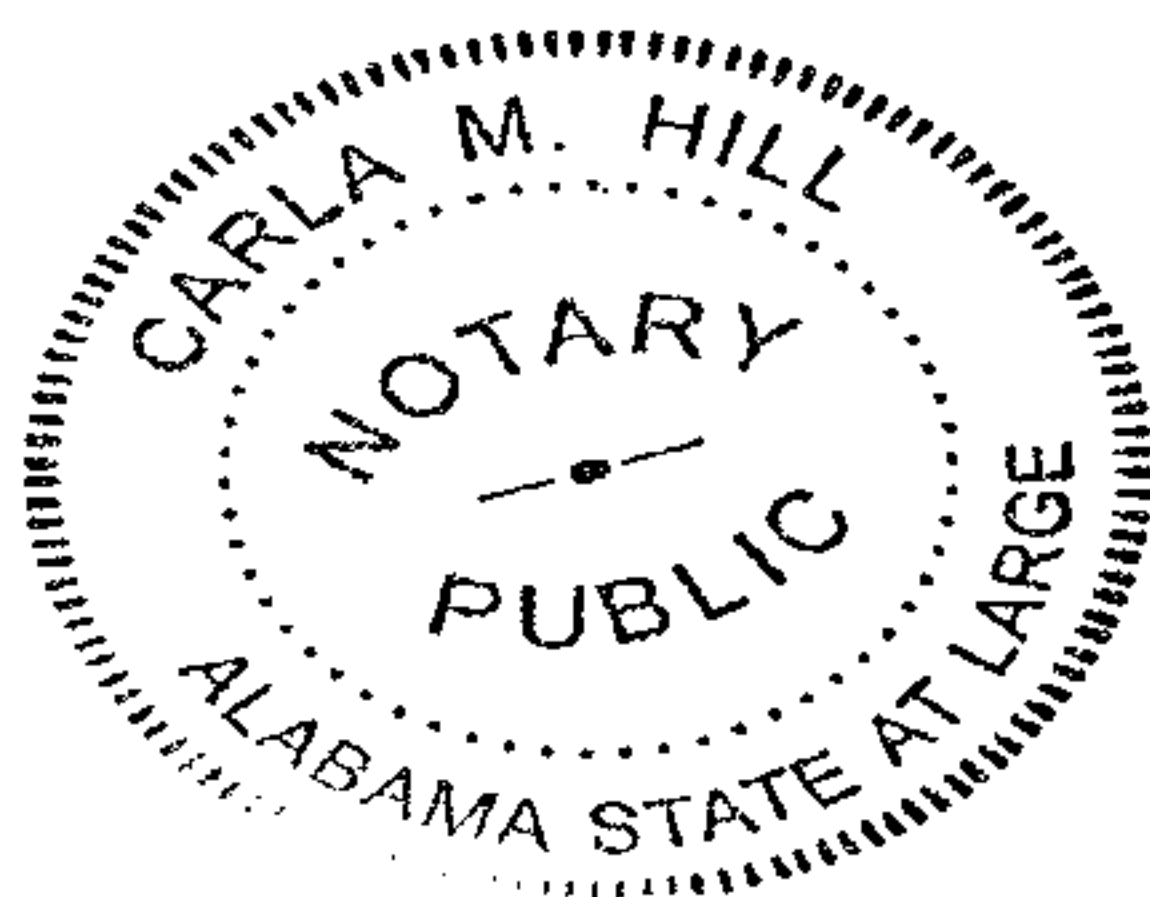
By: 
Jonathan M. Belcher
Authorized Representative

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 4th day of March, 2016.

My Commission Expires: 3/23/19




Notary Public Carla M. Hill

EXHIBIT "A"

Lot 88A, 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 2016 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; (9) Easement to Alabama Power Company recorded in Instrument 20070418000180130 in the Probate Office Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2016 03:41:54 PM
\$36.50 CHERRY
20160304000070670

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.