

20160512000163210  
05/12/2016 02:36:50 PM  
DEEDS 1/3

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

Send Tax Notice To:  
Charlotte Shaver  
1552 Inverness Cove Lane  
Birmingham, AL 35242

16-2407

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of One Hundred Seventy Five Thousand and No/100  
(\$ 175,000.00) 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  
CHARLOTTE SHAVER,  
(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.

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 6th day of  
May, 20 16.

SAWABE PROPERTIES, LLC, an Alabama  
limited liability company

By: NSH CORP., Sole Member

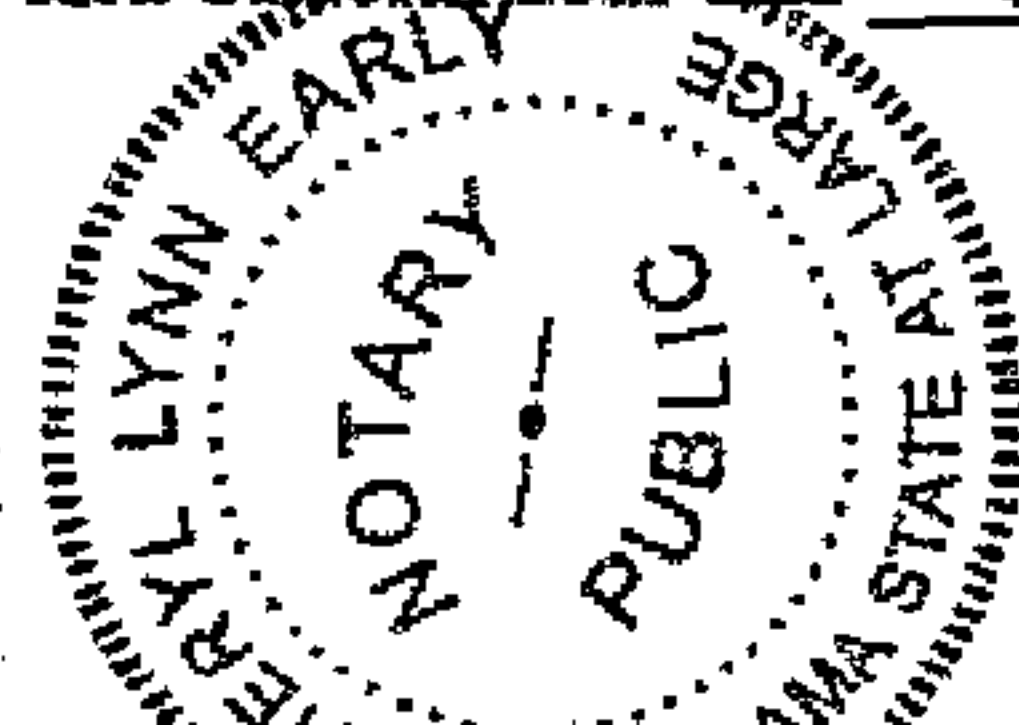
By: [Signature]  
Authorized Representative

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 6th day of May, 20 16.

My Commission Expires:  
09/15/2016



[Signature]  
Notary Public

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

Lot 102A, according to the Survey of Final Plat of the Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110, in the Office of the Judge of Probate of Shelby County Alabama.

## 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 Grantee's Name Chaelotte Shavor  
 Mailing Address 3545 Market Street Mailing Address 1552 Inverness Cove La  
Hoover, AL 35226 Birmingham, AL 35242

Property Address 1552 Inverness Cove Lane Date of Sale 05/06/16  
Birmingham, AL 35242 Total Purchase Price \$ 175,000.00  
 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) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 5/12/16

Print Marcus L. Hunt

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/12/2016 02:36:50 PM  
 \$195.00 CHERRY  
 20160512000163210

[Signature]