

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

Send Tax Notice To:  
Roger Miguel Veracoechea  
1109 Inverness Cove Way  
Birmingham, AL 35242

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of One Hundred Eighty-one Thousand and no/100-----  
----- (\$ 181,000.00----- ) 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  
Roger Miguel Veracoechea,  
(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.

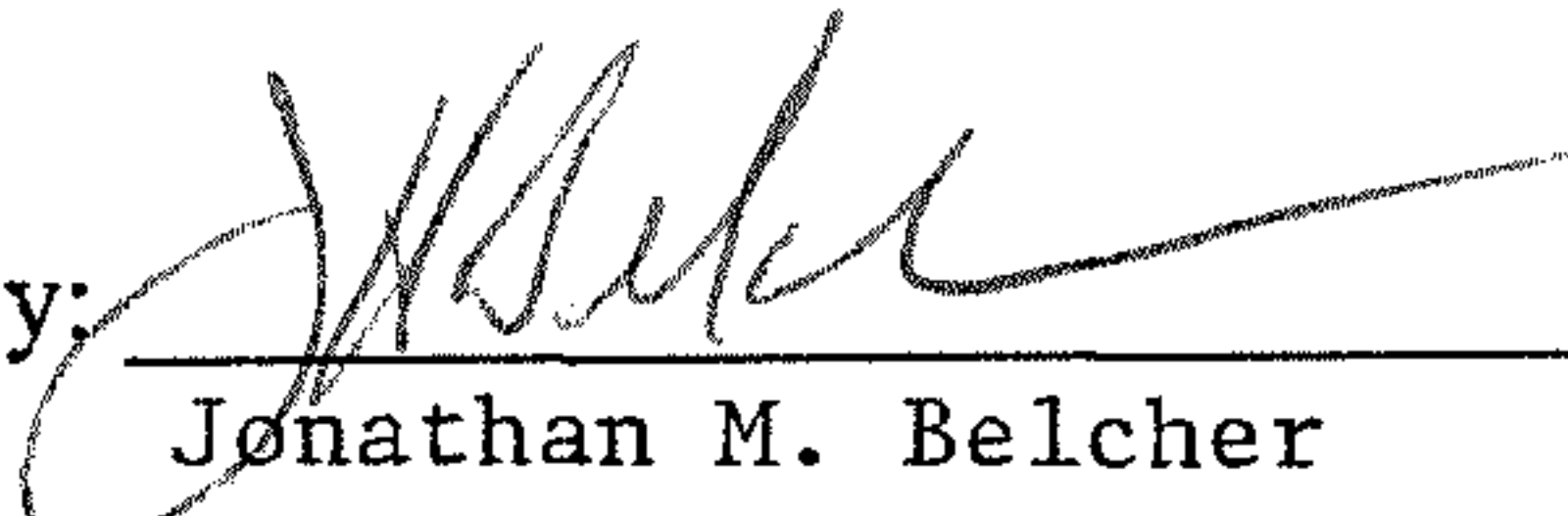
\$177,721.00 of the purchase price recited above has been paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

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 5th day of  
December, 20 16.

SAWABE PROPERTIES, LLC, an Alabama  
limited liability company

By: NSH CORP., Sole Member

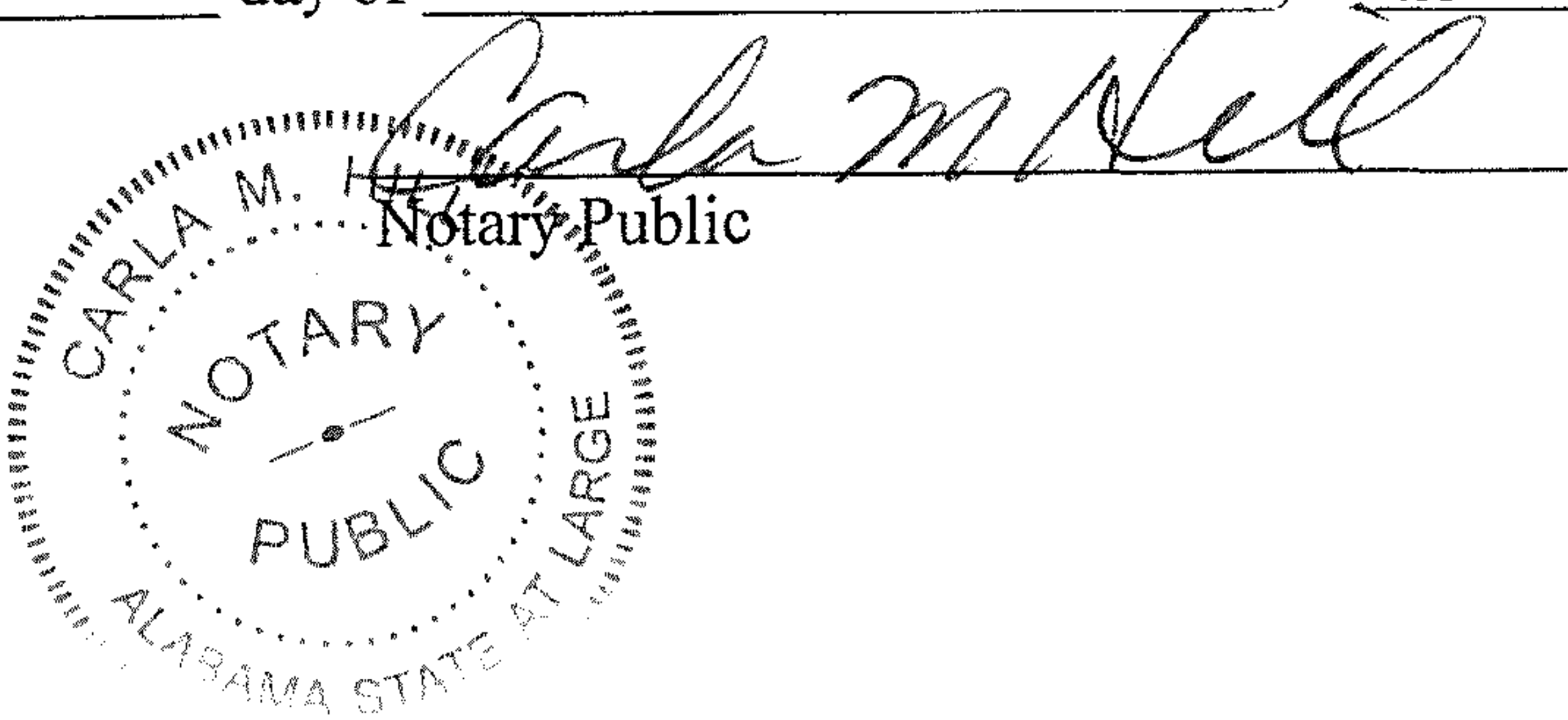
By:   
Jonathan M. Belcher  
Authorized Representative

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 5th day of December, 20 16.

My Commission Expires: 3/23/19



**EXHIBIT "A"**

Lot 126A, 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 2017 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 and Instrument 20070418000180130, 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; Instrument 200510060000521560 and Amendment to Declaration, as recorded in Instrument 20060130000047870, in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants with Grant of Easement to Alabama Power Company recorded in Instrument 20050804000396590 and Instrument 20051031000563550 in the Probate Office 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

Mailing Address 3545 Market Street  
Hoover, AL 35226

Grantee's Name Roger Miguel Veracoechea

Mailing Address 1109 Inverness Cove Way  
Birmingham, AL 35242Property Address 1109 Inverness Cove Way  
Birmingham, AL 35242

Date of Sale December 5, 2016

Total Purchase Price \$181,000.00  
or Actual Value \$  
or Assessor's Market Value \$

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/05/2016 03:46:40 PM  
\$24.50 CHERRY  
20161205000444080

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____	Bill of Sale	_____	Appraisal
_____	Sales Contract	_____	Other
<u>  X  </u>	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 December 5, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one