

20130509000192320 1/4 \$106.50  
Shelby Cnty Judge of Probate, AL  
05/09/2013 10:57:30 AM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Kristen M. Hardy

120 CAMDEN LAKE DR  
CALEBA AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Five Thousand One Hundred And 00/100 Dollars (\$85,100.00) to the undersigned, MorEquity, Inc., a corporation, by Nationstar Mortgage, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kristen M. Hardy, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Camden Cove, Sector One, as recorded in Map Book 25, Page 33 A, B and C, Shelby County, Alabama Records, Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Protective Covenants recorded in Instrument No. 1999-10604.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20120412000126950, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 05/09/2013  
State of Alabama  
Deed Tax: \$85.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of April, 2013.

MorEquity, Inc.  
By Nationstar Mortgage, as Attorney in Fact

By: [Signature]

Its Asst Secretary

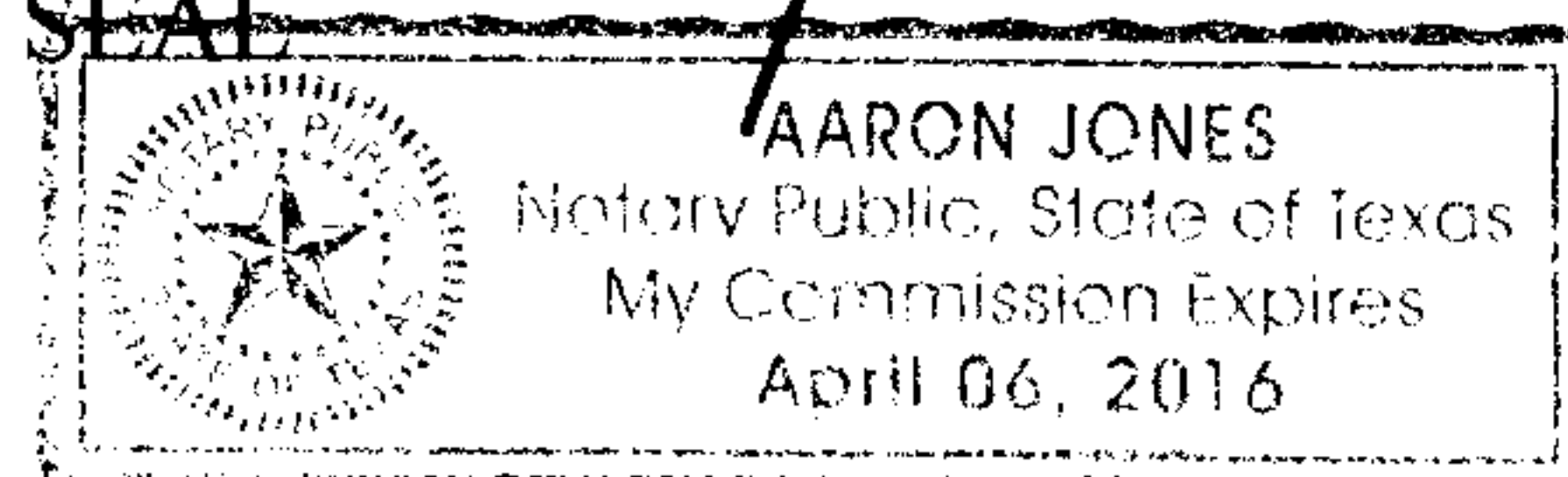
STATE OF TEXAS

COUNTY OF DENTON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Thomas, whose name as Asst Secretary of Nationstar Mortgage, as Attorney in Fact for MorEquity, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 17 day of April, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



2012-001003

  
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Camden Cove Residential Association  
PO Box 161  
Calera, AL 35040

Nationstar Mortgage  
120 Camden Lake Drive  
Calera, Alabama 35040

Purchaser: KRISTEN HARDY

Phone No.: 205-527-9641

Email: Hardy8@hotmail.com

Homeowners dues in the amount of \$165.00 are paid in full for 2013 (January-December). Homeowners dues will be due again January 1, 2014.

**There is a \$30.00 charge for this letter. Please make check payable to B. Christopher Battles and mail to the address listed above.**

Please contact Stephanie Jones at 205-664-1080 with any questions.



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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 MorEquity, Inc.  
Mailing Address 350 Highland Drive  
Lewisville, TX 75067

Grantee's Name Kristen M. Hardy  
Mailing Address 120 CAMDEN LAKE DR  
CALERA AL 35040

Property Address 120 Camden Lake Drive  
Calera, AL 35040

Date of Sale 5/8/2013  
Total Purchase Price \$85,100.00  
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 5/8/2013

☐ Unattested

(verified by)

Print KRISTEN HARDY  
Sign Kristen Hardy  
(Grantor/Grantee/Owner/Agent) circle one

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