

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

Send Tax Notice to:  
Sonya Hester

564 Forest Lakes DR.  
Sterrett AL 35147

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Four Thousand And 00/100 Dollars (\$154,000.00) to the undersigned, Nationstar Mortgage LLC, A Limited Liability Company, (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 Sonya Hester, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of 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. 15-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 20040910000506300.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 20090618000233530.
6. Restrictive covenant as recorded in Instrument # 2001/47360.
7. Declarations of General Covenants, restrictions and Easements of Forest Lakes as recorded in Instrument # 20061020000520120
8. Memorandum of Sewer Service Agreement regarding Forest Lakes recorded in Instrument # 20121102000422220.
9. 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 Instrument # 20140204000032160, 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 10/15/2014  
State of Alabama  
Deed Tax: \$154.00

  
20141015000326460 1/3 \$174.00  
Shelby Cnty Judge of Probate: AL  
10/15/2014 01:24:46 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of September, 2014.

Nationstar Mortgage LLC

By:

Gloria A. DeAgrosa-Price

Its

Gloria A. DeAgrosa-Price  
Assistant Secretary

STATE OF

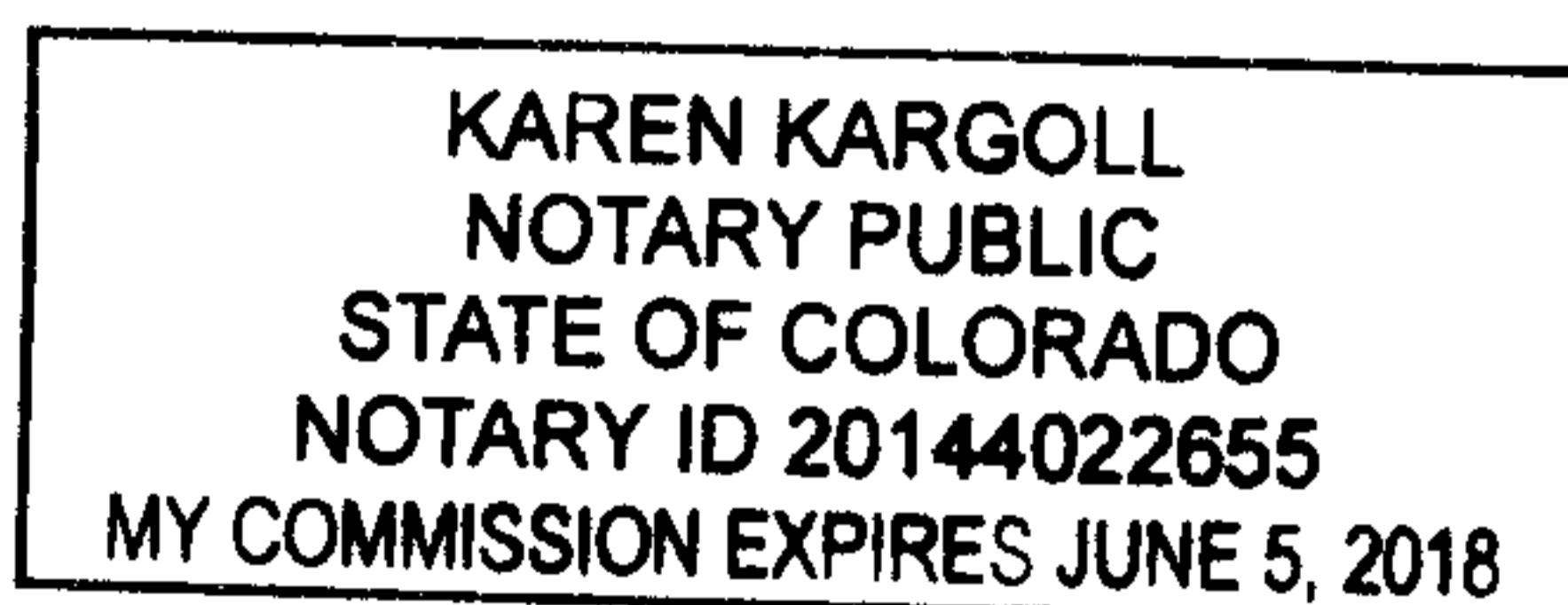
CO

COUNTY OF

DOUGLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria A. DeAgrosa-Price whose name as asst. sec. of Nationstar Mortgage LLC, A 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/she, 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 the 27 day of September, 2014.



2014-001647

[Signature]  
NOTARY PUBLIC  
My Commission expires: 6-5-18  
AFFIX SEAL



20141015000326460 2/3 \$174.00  
Shelby Cnty Judge of Probate, AL  
10/15/2014 01:24:46 PM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nationstar Mortgage LLC  
Mailing Address 350 Highland Drive, Lewisville, TX  
75067

Grantee's Name Sonya Hester  
Mailing Address 564 Forest Lakes DR  
Sterrett AL 35147

Property Address 564 Forest Lakes Drive  
Sterrett, AL 35147

Date of Sale 10/15/2014  
Total Purchase Price \$154,000.00  
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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 10/15/2014

☐ Unattested

(verified by)

Print Sonya Hester

Sign Sonya Hester

(Grantor/Grantee/Owner/Agent) circle one

20141015000326460 3/3 \$174.00  
Shelby Cnty Judge of Probate, AL  
10/15/2014 01:24:46 PM FILED/CERT