

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

Send Tax Notice to:
Brandon C. Lutz

619 The Heights Lane #64
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-One Thousand And 00/100 Dollars (\$81,000.00) 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 Brandon C. Lutz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama; being 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. Mineral and mining rights as recorded in Book 136, Page 228. Transmission Line Permit(s) to Alabama Power Company recorded in Deed Book 136, Page 330.
4. Rights of others to use of Branches.
5. Declaration of Restrictive covenants recorded in Instrument Number 20071120000531670
6. Restrictions, Limitations, conditions and other provisions as set out in Map Book 38, Page 120.
7. Articles of Incorporation of Townside Square Homeowner's Association, Inc. recorded in Instrument Number 20080205000046410 and amended in Instrument Number 20130820000339680.
8. Easements, restrictions, rights of ways, building lines, covenants, conditions, reservations and limitations affecting the land.
9. Restrictions as shown on recorded plat.
10. 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 No. 20140521000154200, in the Probate Office of Shelby County, Alabama.

\$ 79,532.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of November, 2014.

Nationstar Mortgage, LLC

By:

Its Gloria A. DeAgrosa-Price
Assistant Secretary

STATE OF

COUNTY OF

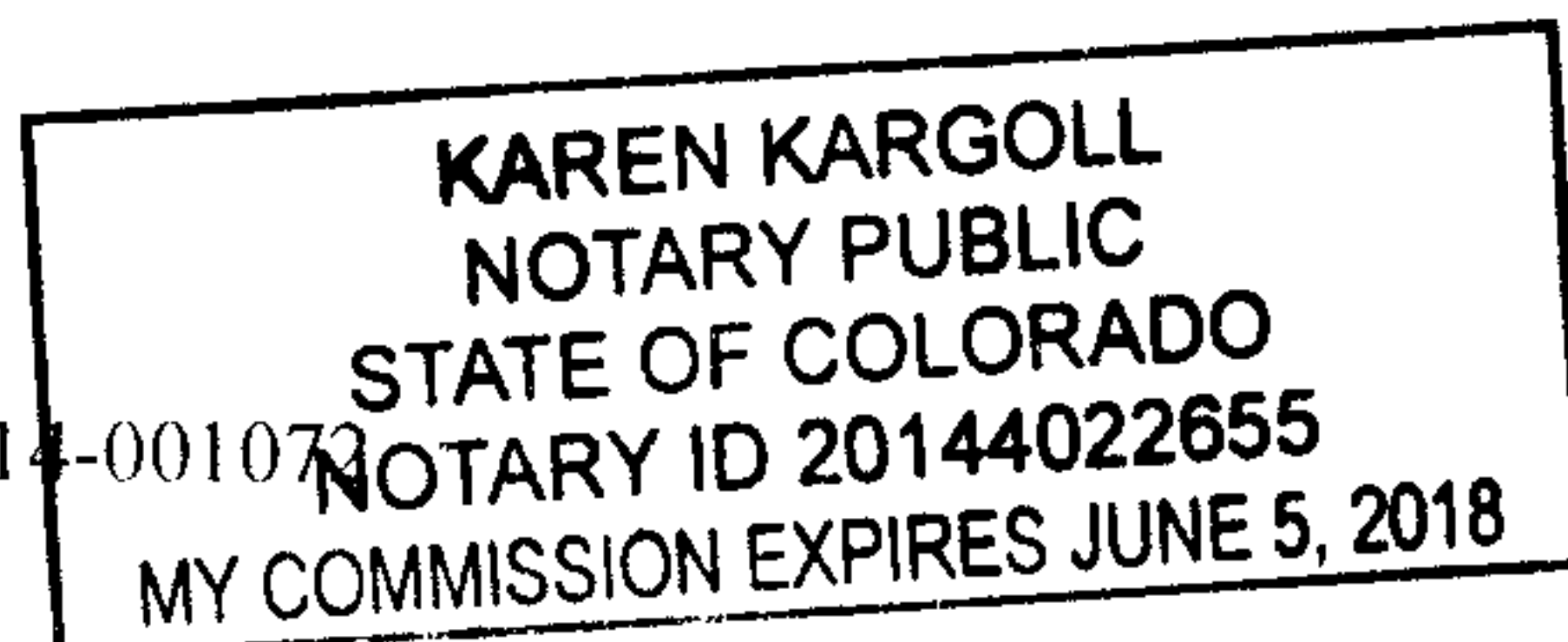
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DOUGLAS



20141125000372140 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
11/25/2014 03:20:06 PM FILED/CERT

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 4 day of November, 2014.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

6-5-18

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

Grantee's Name BRANDON C. LUTZ

Mailing Address 350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

Mailing Address 619 THE HEIGHTS LANE #64
CALERA, AL 35040

Property Address 619 THE HEIGHTS LANE #64
CALERA, AL 35040

Date of Sale November 20, 2014

Total Purchase Price \$81,000.00

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 November 20, 2014

Print Malcolm S. McLeod

 Unattested

Quiana A. Spencer Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



20141125000372140 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
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