

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

Send Tax Notice to:  
Jay Gordon  
Liz Gordon  
3708 Inverness Cliffs  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty Thousand Six Hundred Fifty And 00/100 Dollars (\$160,650.00) to the undersigned, Nationstar Mortgage LLC, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jay Gordon, and Liz Gordon, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 914, according to the Survey of Forest Parks, Ninth Sector, as recorded in Map Book 24, Page 138 A & B, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 236, Page 829, Volume 139, Page 127, Volume 133, Page 210, Volume 126, Page 191, Volume 126, Page 192, Volume 126, Page 323, and Volume 124, Page 519.
4. Restrictive covenant as recorded in Instrument # 1998-49152.
5. Mineral and mining rights as recorded in Volume 53, Page 262. Restrictions as shown on recorded plat.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30 day of April, 2015.



Nationstar Mortgage LLC

By: [Signature]

Its

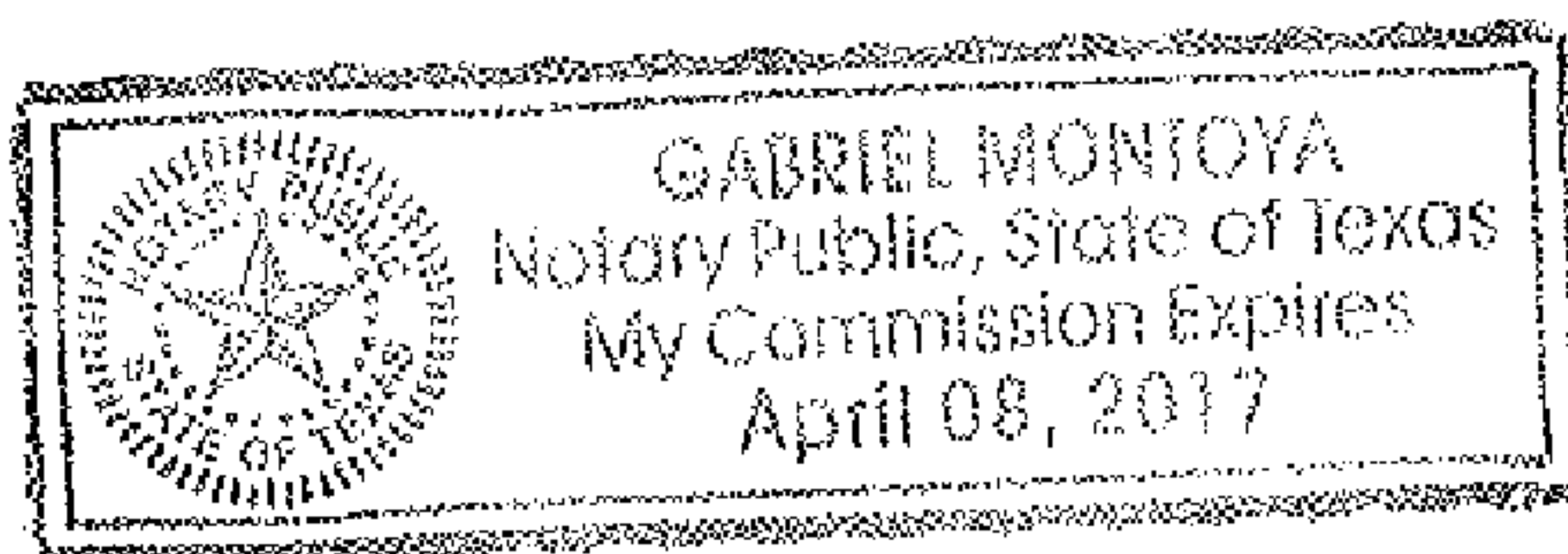
Assistant Secretary

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond D. Ritter, whose name as Assistant Secretary of Nationstar Mortgage LLC, 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 30 day of April, 2015.



[Signature]  
NOTARY PUBLIC

My Commission expires: 4/8/17  
AFFIX SEAL

2015-000340

## Real Estate Sales Validation Form

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

Grantor's Name: Nationstar Mortgage, LLC  
 Mailing Address: 8950 Cypress Water Blvd  
 Coppel, TX 75019

Grantee's Name: Jay Gordon and Liz Gordon  
 Mailing Address: 3708 Inverness Cliffs  
 Birmingham AL 35242

Property Address: 123 Landale Dr.  
 Sterrett, AL 35147

Date of Sale: 8th day of May, 2015  
 Total Purchase Price: \$160,650.00  
 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  
☐ Closing Statement ☐ 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: May 13, 2015

Print: J. Poe

Sign:   
 (Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/14/2015 02:33:44 PM  
 \$181.00 DEBBIE  
 20150514000160610

