

This instrument was prepared by:
James W. Tarlton
Attorney At Law
Sparks King & Watts
3405 Dallas Highway, Bldg 800, Suite 801
Marietta, GA 30064

Order No.: AL-REO160196PUR

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned Nationstar Mortgage, LLC ("GRANTOR(S)"), in hand paid by D.C. Thrasher ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast ¼ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said Section 5, thence run south along the east section line 2651.41 feet; thence turn right 90 deg. 19 min. 13 sec. and run West 701.35 feet to the point of beginning; thence continue last course 325.02 feet to the centerline of a chert road, thence turn left 90 deg. 41 min. 32 sec. and run south along said centerline 87.42 feet, thence turn right 02 deg. 54 min. 20 sec. and continue south along said centerline 278.68 feet, thence turn left 92 deg. 12 min. 48 sec. and run east 318.84 feet, thence turn left 87 deg. 30 min. 52 sec, and run north 366.23 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the West ½ of the Southeast ¼ of the Northeast ¼ of Section 5, Township 20 South, Range , 1 West, Shelby County, Alabama and Shelby County Highway #36 (Chelsea-Simsville Pubic Road), 15 feet on each side of the following described centerline; Commence at a point where the West line of the Northeast ¼ of the Southeast ¼ of said Section 5 Intersects the North line of said Highway #36; then run Easterly along said Highway #36 distance of 390 feet to the Southeast corner of that certain parcel described in Deed Book 160, Page 35 as recorded in the Office of the Judge of Probate, Shelby County, Alabama and the point of beginning; thence run North along the East line of said Parcel a distance of 510 feet, more or less, to a point that is 15 feet South of the Northeast corner of said parcel; thence run West a distance of 15 feet; thence run North a distance of 381 feet more or less, to the South line of the West ½ of the Southeast ¼ of the Northeast ¼ Section 5; In the Office of the Judge of Probate, Shelby County, Alabama being situated in Shelby County, Alabama.




THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 12/09/2015, filed on 12/09/2015 and recorded in instrument Number 20151209000420590, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on 10th day of June, 2016

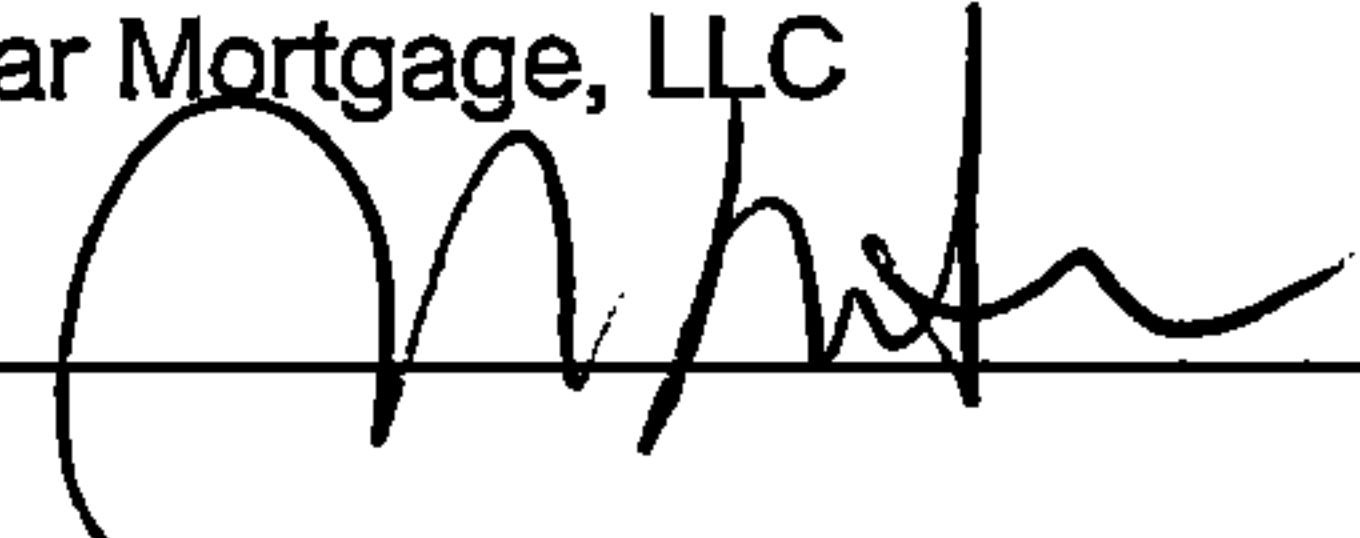
WITNESSES


Printed Name: Ryan Kreger


Printed Name: Gabriel Montoya

GRANTOR:

Nationstar Mortgage, LLC

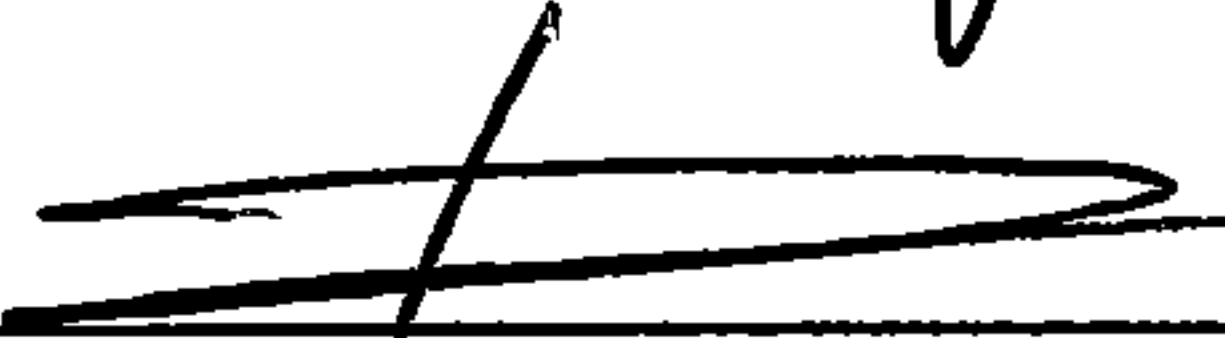
BY:  Mia Smith

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Denton

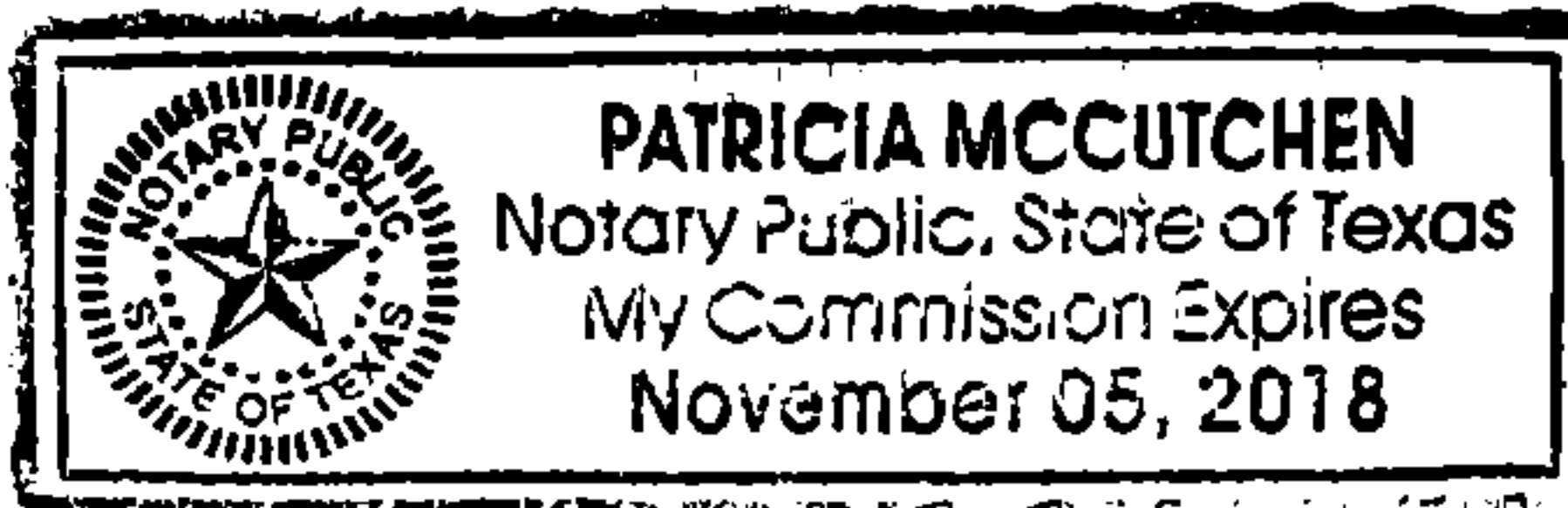
I, Patricia McCutchen a Notary Public, in and for said County in said State, hereby certify that Mia Smith as Assistant Secretary of Nationstar Mortgage, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 24 day of May, 2016


Notary Public
My Commission Expires: 11.05.18
[Notary Seal]

Grantee's Mailing Address:
84
51 Ferguson Drive
Chelsea, AL 35043

Deed (Statutory Warranty _AL)



AL-REO160196PUR

Real Estate Sales Validation Form

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

20160622000215040 06/22/2016 07:30:06 AM DEEDS 3/3

Grantor's Name: Nationstar Mortgage,
LLC
Mailing Address: 8950 Cypress Waters
Boulevard
Chelsea, AL 35043

Grantee's Name: D.C. Thrasher
8448
Mailing Address: 51 Ferguson Drive
Chelsea, AL 35043

Property Address: 51 Ferguson Drive
Chelsea, AL 35043

Date of Sale: June 10, 2016
Total Purchase Price: \$69,900.00

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 Other
☐ 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 06/10/2016

Print

Mia Smith

Unattested

Sign

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

Ryan Kreger

Patricia McCutchen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2016 07:30:06 AM
\$90.00 CHERRY
20160622000215040

Signature

