


After Recording Return to:  
NATIONSTAR - REO  
Attn: JEANETTE SHAFFER  
100 BEECHAM DRIVE  
PITTSBURGH, PA 15205  
File No. ~~T011-043370Z~~

  
20120509000162960 1/4 \$37.50  
Shelby Cnty Judge of Probate, AL  
05/09/2012 10:19:42 AM FILED/CERT

This document prepared by:

FRANK P. DEC, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Tax ID No.:  
14-9-31-3-005-053.000

*\$65,600 of the purchase price was  
paid from the proceeds of a mortgage loan  
closed simultaneously herewith.*

SPECIAL WARRANTY DEED

*T012-003421*

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 19 day of January, 2012 by and between THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE ON BEHALF OF THE FDIC 2011-N1 ASSET TRUST, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT, organized and existing under the laws of Delaware, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and ROBERT TOLBERT AND JILL W. TOLBERT, HUSBAND AND WIFE, of 5004 EAGLE VALLEY TRAIL, BIRMINGHAM, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY-TWO THOUSAND AND 00/100 (\$82,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20100701000211240, Recorded: 07/01/2010

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 14-9-31-3-005-053.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY IN ITS CAPACITY AS  
TRUSTEE ON BEHALF OF THE FDIC 2011-N1  
ASSET TRUST, BY NATIONSTAR MORTGAGE,  
LLC, ITS ATTORNEY-IN-FACT

BY: 

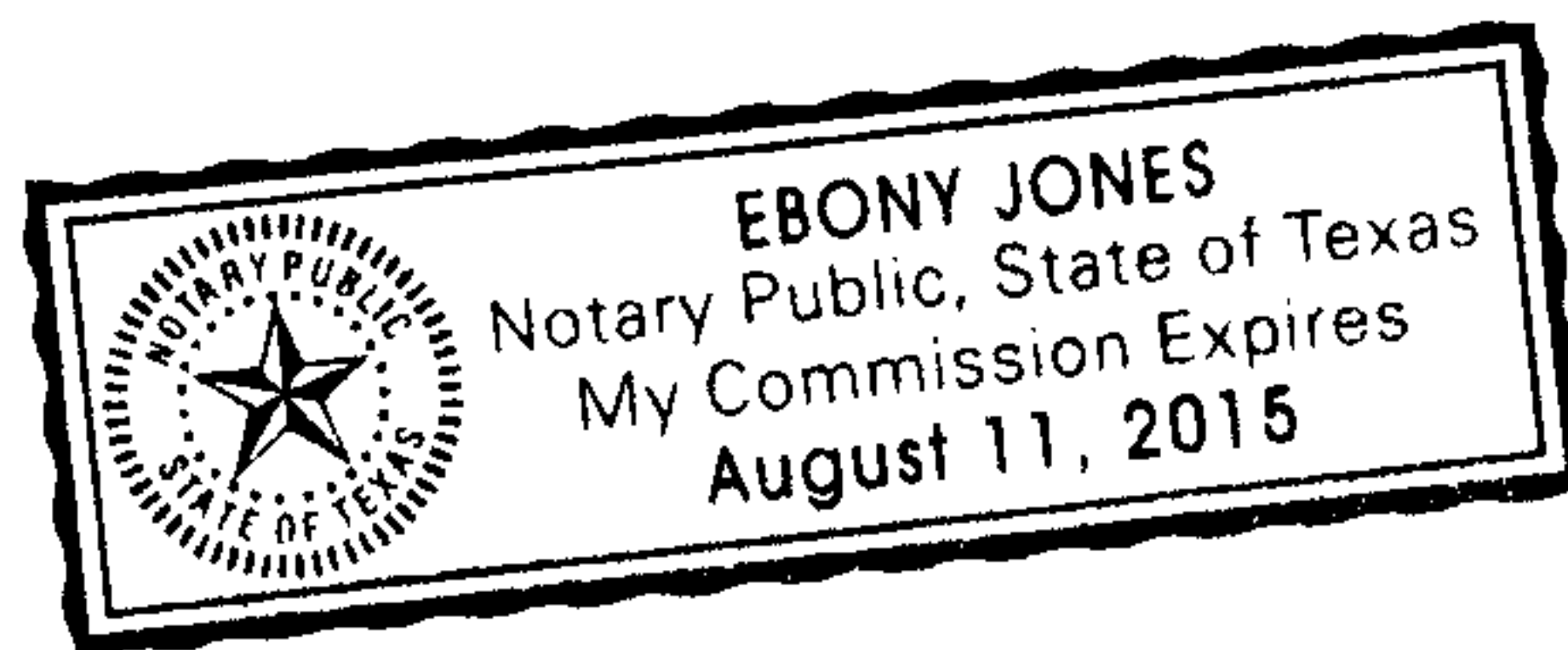
STATE OF Texas  
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Alexia Giombalvo the authorized representative of Nationstar Mortgage LLC an Delaware entity, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19 day of January, 2012

  
NOTARY PUBLIC

My commission expires: 8/11/15



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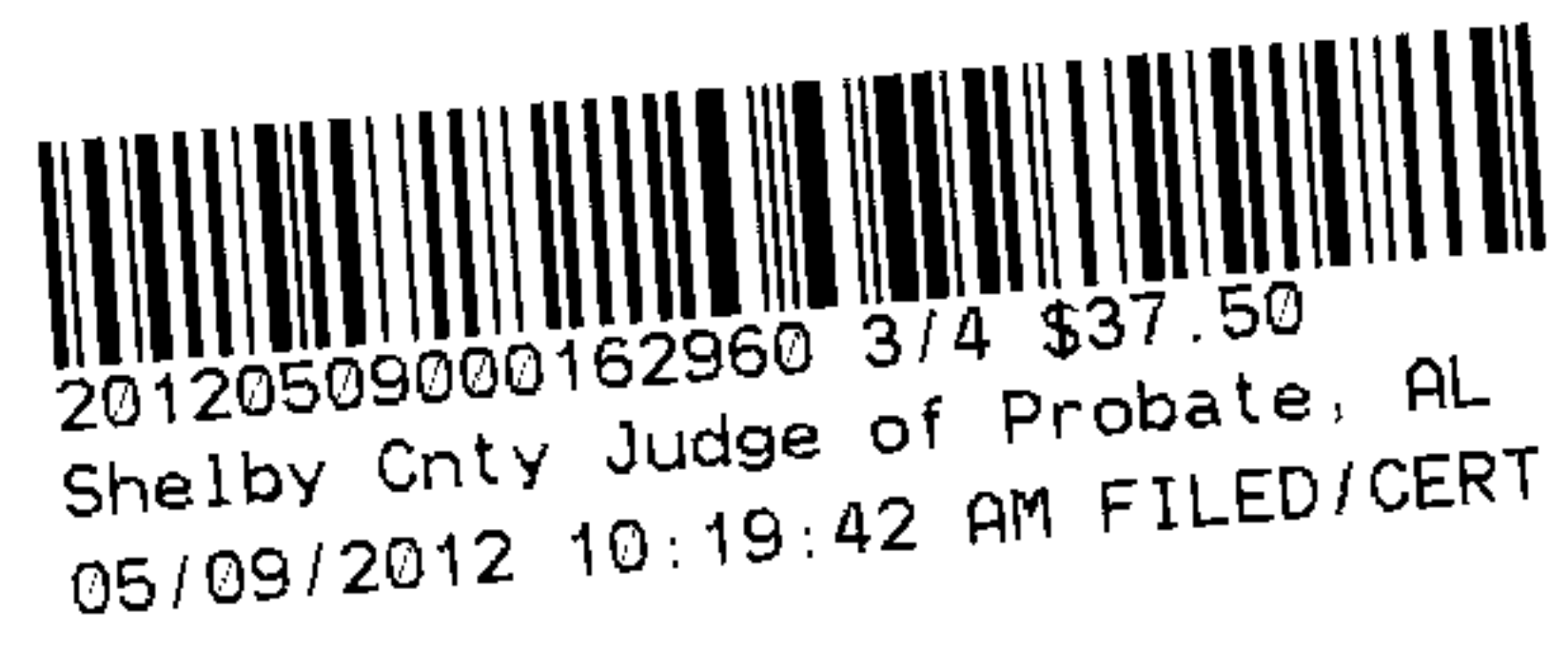
EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 543, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21 PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID NO.: 14-9-31-3-005-053.000

PROPERTY COMMONLY KNOWN AS: 801 TREYMOOR LAKE CIRCLE, ALABASTER, AL 35007





SELLER'S CERTIFICATE OF EXEMPTION

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY IN ITS CAPACITY AS TRUSTEE ON BEHALF OF THE FDIC 2011-N1 ASSET TRUST, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT

Seller's Name (and Spouse's Name, if jointly owned) Seller's Identification Number (SSN or FEIN) \*

Spouse's Identification Number (if jointly owned) \*  
801 TREYMOOR LAKE CIRCLE ALABASTER AL 35007

Street Address City State Zip

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

\_\_\_\_\_ The property being sold is the seller's principal residence within the meaning of Section 121 of the Internal Revenue Code.

\_\_\_\_\_ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

\_\_\_\_\_ The seller or buyer is a subdivision, agency or authority of the United States of America or the State of Alabama.

\_\_\_\_\_ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.

\_\_\_\_\_ The seller or buyer is a private mortgage insurance company.

☒ The purchase price of the property is less than \$300,000.00.

\_\_\_\_\_ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.

\_\_\_\_\_ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.

\_\_\_\_\_ The seller is an insurance company which pays to Alabama a tax on its premium income.

\_\_\_\_\_ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes. A deferred Section 1031 exchange will qualify for this exemption only if the seller agrees for the qualified intermediary to remit withholding due in the event that monies remain after the deferral period.

\_\_\_\_\_ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

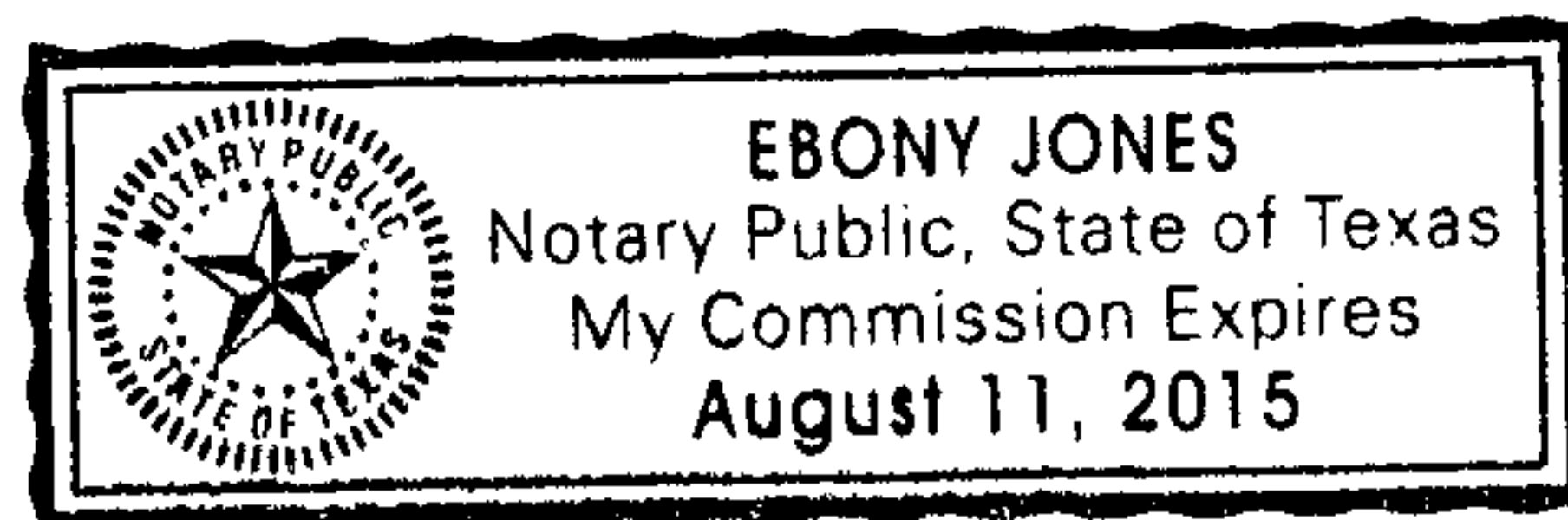
Under penalties of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

X [Signature] 1/19/12  
Seller's Signature (and Title, if applicable) Date

Sworn to and subscribed before me this

19 day of January, 2012

[Signature] Notary public  
My commission expires 2/1/15



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Shelby County, AL 05/09/2012  
State of Alabama  
Deed Tax: \$16.50