

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120800251S

Send Property Tax Notice to:

519 Stewards Glen
Birmingham AL
35242

State of Alabama
County of Shelby

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred One Thousand and 00/100 Dollars (\$601,000.00) cash in hand paid to
Nationstar Mortgage LLC

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Patrick D. Graves and Patti J. Graves

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Inst#20110610000172350

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

480,800.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 19 day of September, 2012

Nationstar Mortgage LLC

BY:

Gloria A. Dellgrosso-Pace
President

ATTEST:

[Signature]
Secretary

State of Colorado
County of Douglas

I, Florika Baldwin, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Gloria A. Dellgrosso-Pace whose name as President of Nationstar Mortgage LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 19 day of September, 2012

FLORIKA BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004015689
MY COMMISSION EXPIRES AUGUST 21 2016

Notary Public

My Commission Expires: 8/21/16

[Seal]

Shelby County, AL 10/25/2012
State of Alabama
Deed Tax: \$120.50

Reference:


519 Stewards Glen, Birmingham, AL, 35242

Servicer Loan #: 0032753337

Exhibit A

Lot 413, according to the survey of Greystone Legacy, 4th Sector, as recorded in Map Book 28, Page 41,
in the Probate Office of Shelby County

Property Address: 519 Stewards Glen, Birmingham, AL 35242



20121025000410990 2/3 \$138.50
Shelby Cnty Judge of Probate, AL
10/25/2012 03:57:43 PM FILED/CERT

Reference:
519 Stewards Glen, Birmingham, AL, 35242
Servicer Loan #: 0032753337

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 Mtg LLC
Mailing Address 420 Montgomery St
San Francisco CA

Grantee's Name Patrick Graves
Mailing Address Patrick Graves
340 Graystone Glen Cir
Birmingham AL 35242

Property Address 519 Stewards Glen
Bham AL 35242

Date of Sale 10-12-12

Total Purchase Price \$ 601,000.00

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 10-12-12

Print Dawn Collier

Unattested

Sign

[Signature]

Grantee/Owner/Agent circle one

(verified by)



20121025000410990 3/3 \$138.50
Shelby Cnty Judge of Probate, AL
10/25/2012 03:57:43 PM FILED/CERT

Form RT-1