



20121221000489400 1/3 \$203.00
Shelby Cnty Judge of Probate, AL
12/21/2012 03:46:15 PM FILED/CERT

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

Send Tax Notice to:
Optimus Properties, LLC

1138 GREYMOOR Road
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-five thousand and 00/100 Dollars (\$185,000.00) 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 Optimus Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20070307000102690; Vol. 113, Page 310 and Vol. 158, Page 104.
4. Mineral and mining rights as recorded in Instrument No. 20030407000206610. Agreement between B. Husey Company, LLC and Double Oak Water Reclamation, LLC as recorded in Inst. 20050912000471750
5. Restrictions as shown on recorded plat.
6. 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 Inst. No. 20120822000314700, in the Probate Office of Shelby County, Alabama.

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.

2012-002319 *SWD*

Shelby County, AL 12/21/2012
State of Alabama
Deed Tax: \$185.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
3rd day of ~~November~~^{December}, 2012.

Nationstar Mortgage, LLC

By: *Alisha Giambalvo*

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
Alisha Giambalvo, whose name as *Assistant Secretary* of Nationstar
Mortgage, LLC, ~~a corporation~~, 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 *3rd* day of ~~November~~^{December}, 2012.

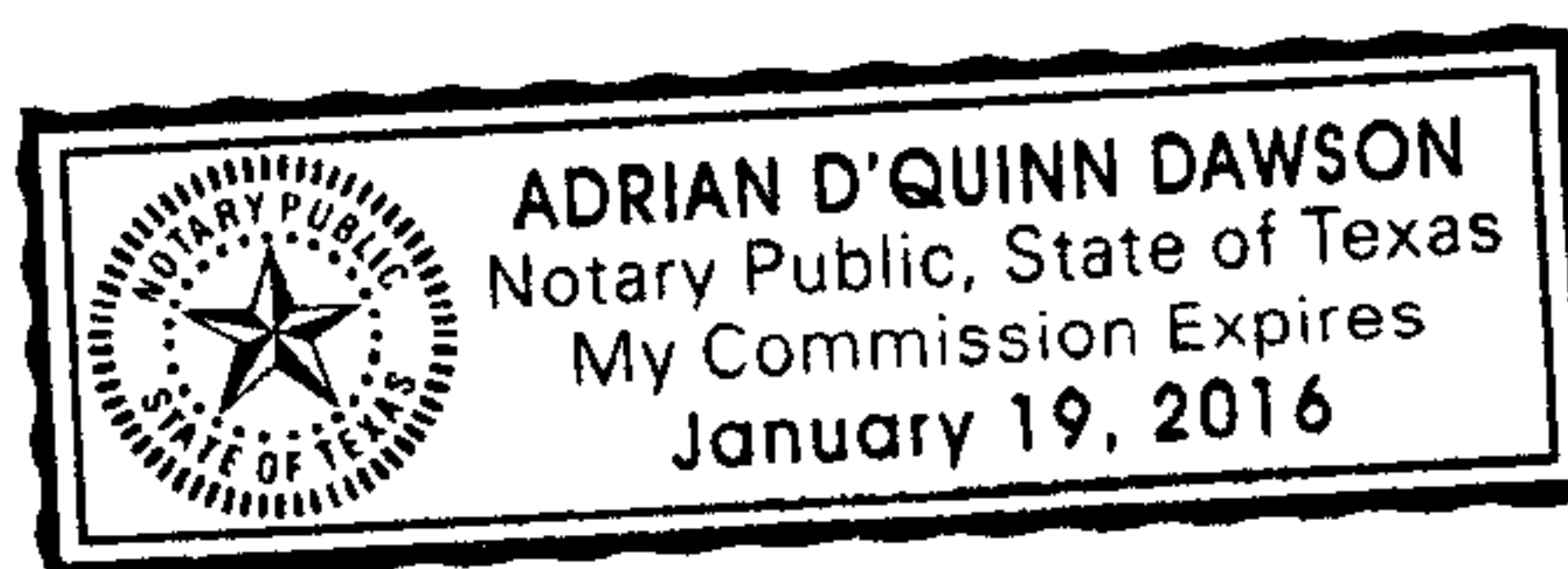
Adrian D'Quinn Dawson


NOTARY PUBLIC

My Commission expires: *01/19/2016*

AFFIX SEAL

2012-002319




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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
Mailing Address 350 Highland Drive Lewisville TX
75067

Grantee's Name Optimus Properties, LLC
Mailing Address 1138 Gregmoor Rd
Birmingham AL 35242

Property Address 2026 Riv Birch Way
Birmingham, AL 35242

Date of Sale 12/19/2012
Total Purchase Price \$185,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 12/19/2012

☐ Unattested
(verified by)

Print Optimus Properties LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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