

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

Send Tax Notice to:

Thomas C. Jones

Stacy L. Jones

425 Ramsay Rd
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred twenty-eight thousand and 00/100 Dollars (\$428,000.00) to the undersigned, Nationstar Mortgage LLC, a corporation, (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 Thomas C. Jones, and Stacy L. Jones, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 311, according to the Survey of Greystone Legacy, 3rd Sector, as recorded in Map Book 27, Page 109, 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 Deed Book 351, Page 1; Deed Book 138, Page 588; Deed Book 246, Page 849; Real 133, Page 551; Deed Book 246, Page 848 and Real 142, Page 188.
4. Easement/right-of-way to South Central Bell as recorded in Real 2, Page 312.
5. Mineral and mining rights as recorded in Book 243, Page 828. Easements, building lines, covenants and restrictions as recorded in Inst. No. 2000-43385
6. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in Inst. No. 1999/50995
7. Access Easement Agreement asset out in Inst. No. 1999/12253.
8. 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. 20121008000384270, in the Probate Office of Shelby County, Alabama.

\$ 298,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 01/17/2013
State of Alabama
Deed Tax: \$130.00

2012-002619 *SWD*

20130117000023560 2/3 \$148.00
Shelby Cnty Judge of Probate, AL
01/17/2013 10:43:08 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of November, 2012.

Nationstar Mortgage LLC

By: A. Giambalvo

Its Assistant Secretary

STATE OF Texas

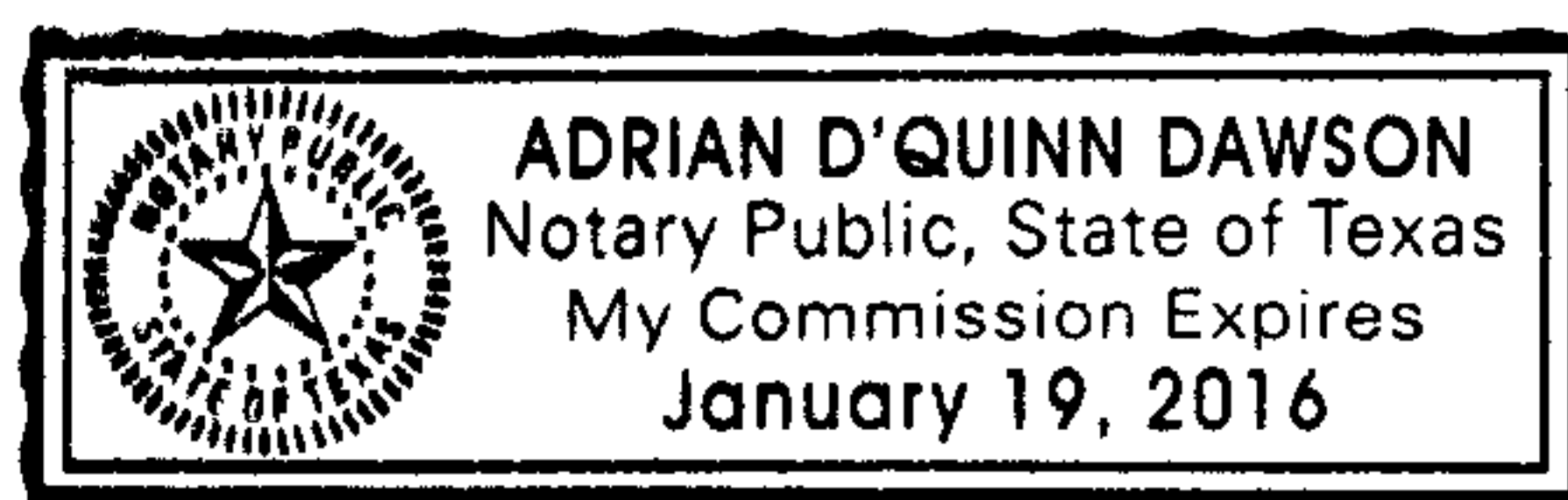
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aisha 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 30th day of November, 2012.

Adrian D'Quinn Dawson
NOTARY PUBLIC
My Commission expires: 01/19/2016
AFFIX SEAL

2012-002619



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 Asset #599439759
Mailing Address: 350 Highland Drive, Lewisville, TX 75067

Grantee's Name: Thomas C. Jones and Stacy L. Jones
Mailing Address: 425 Ramsay Road, Birmingham, AL 35242

Property Address: 425 Ramsay Road
Birmingham, AL 35242

Date of Sale: 11th day of January, 2013
Total Purchase Price: \$428,000.00
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
☐ 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: January 11, 2013

 Unattested
(verified by)

Print: J. Pa

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130117000023560 3/3 \$148.00
Shelby Cnty Judge of Probate, AL
01/17/2013 10:43:08 AM FILED/CERT