

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

Send Tax Notice to:
Dedrick L. Agee
Stephanie Y. Agee
495 Heatherwood Dr.
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Thirty-Two Thousand Five Hundred And 00/100 Dollars (\$232,500.00) to the undersigned, MorEquity, Inc, a corporation, by Nationstar Mortgage, as Attorney in Fact, (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 Dedrick L. Agee, and Stephanie Y. Agee, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, survey of Heatherwood, 4th Sector, as recorded in the Office of the Judge of Probate in Map or Plat Book 9, Page 161, 162 and 163 of Shelby County, Alabama.

Dedrick L. Agee and Dedrick L. Agee, Sr. are one and the same person.

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 Real 93 Page 103; Real 84 Page 162; Deed Book 318 Page 16 and Deed Book 337 Page 267.
4. Covenants and restrictions, easements and conditions of recorded, specifically including but not limited to those covenants, conditions and restrictions as recorded in Real 71 Page 737 and Real 76 Page 745
5. Mineral and mining rights as recorded in Real 76 Page 745
6. Restrictions as shown on recorded plat.

\$ 262,574.00 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.




20130701000268300 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/01/2013 12:48:05 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4
day of ~~March~~ April, 2013.

MorEquity, Inc
By Nationstar Mortgage, as Attorney in Fact

By: [Signature]

Its Asst Secretary

STATE OF TEXAS

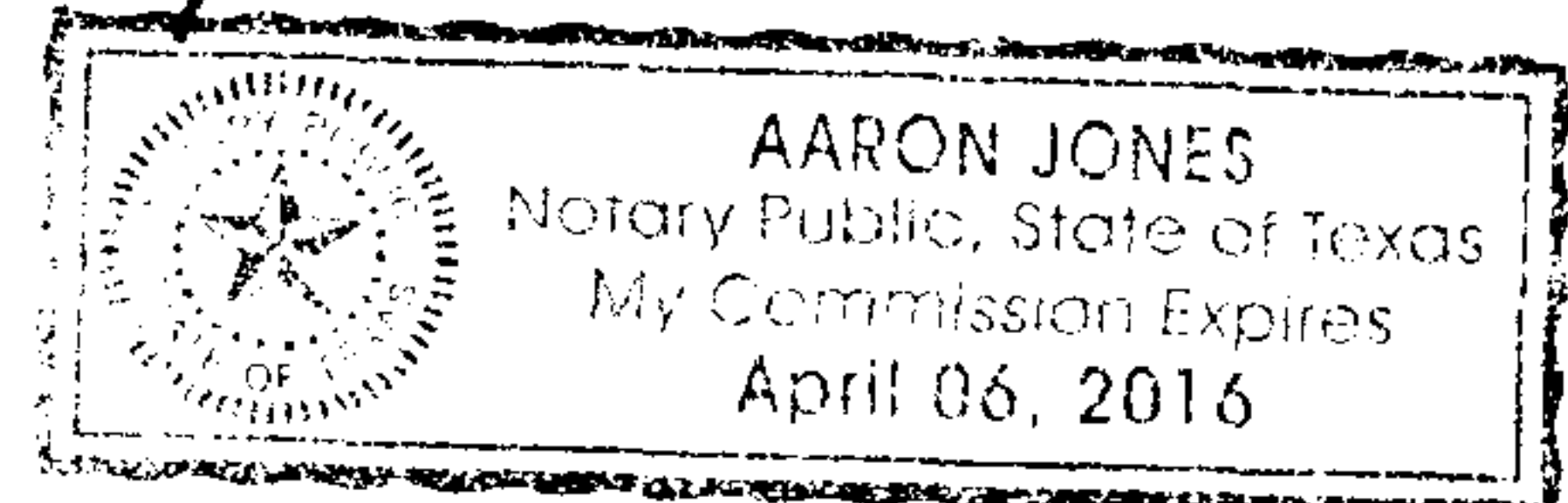
COUNTY OF DENTON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Thomas, whose name as Asst Secretary of Nationstar Mortgage, as Attorney in Fact for MorEquity, Inc, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 4 day of ~~March~~ April, 2013.

[Signature]
NOTARY PUBLIC
My Commission expires
AFFIX SEAL

2012-001698




20130701000268300 2/3 \$19.00
Shelby Cnty Judge of Probate: AL
07/01/2013 12:48:05 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name MorEquity, Inc.
Mailing Address 350 Highland Drive
Lewisville, TX 75067

Grantee's Name Dedrick L. Agee
Mailing Address Stephanie Y. Agee
495 Heatherwood Dr.
Hoover, AL 35244

Property Address 495 Heatherwood Dr.
Hoover, AL 35244

Date of Sale 06/27/2013
Total Purchase Price \$ 232,500.00

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 6/27/13

Print Kelly B. Furgerson

Unattested _____

Sign Kelly B. Furgerson

ified by)

(Grantor/Grantee/Owner/Agent) circle one



20130701000268300 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/01/2013 12:48:05 PM FILED/CERT

Print Form

Form RT-1