

Prepared by: **Karen Maxey, Esq.**  
**CLOSING DEPARTMENT**  
**RCO Legal, P.S.**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: RDC2013082595AL1  
LOAN NO:

Source of Title Instrument No:  
20130515000200830

**SALES PRICE: \$42,750.00**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **MorEquity, Inc** whose principal place of business is located at 350 Highland Dr., Lewisville, TX 75067, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Agya P. Singh** whose address is 1640 Kestwick Drive, Birmingham, AL 35226 its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in SHELBY County, Alabama:

Lot 13, according to the Survey of First Sector, Portsmouth, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama.


For informational purposes only property address: 115 Cape Cod Circle, Alabaster, AL 35007

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or in lieu of covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Agya P. Singh**, its successors and assigns, forever.

Shelby County, AL 01/16/2014  
State of Alabama  
Deed Tax: \$43.00

  
20140116C00014920 1/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
01/16/2014 10:19:10 AM FILED/CERT

IN WITNESS WHEREOF, **MorEquity, Inc** has caused this conveyance to be executed in its name by its undersigned officer(s), this 24 day of December, 2013 \*\*

**MorEquity, Inc**

By **Nationstar Mortgage, LLC as attorney in fact** \*\*\*

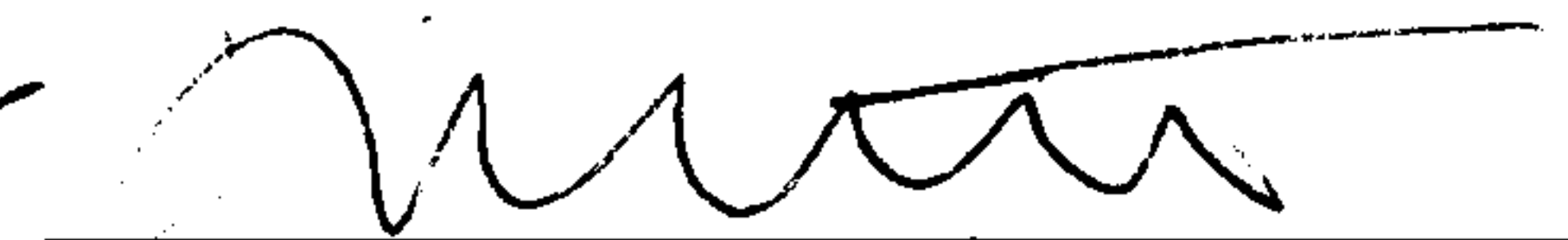
ATTEST:

By:



TITLE: Asst Secretary

By:



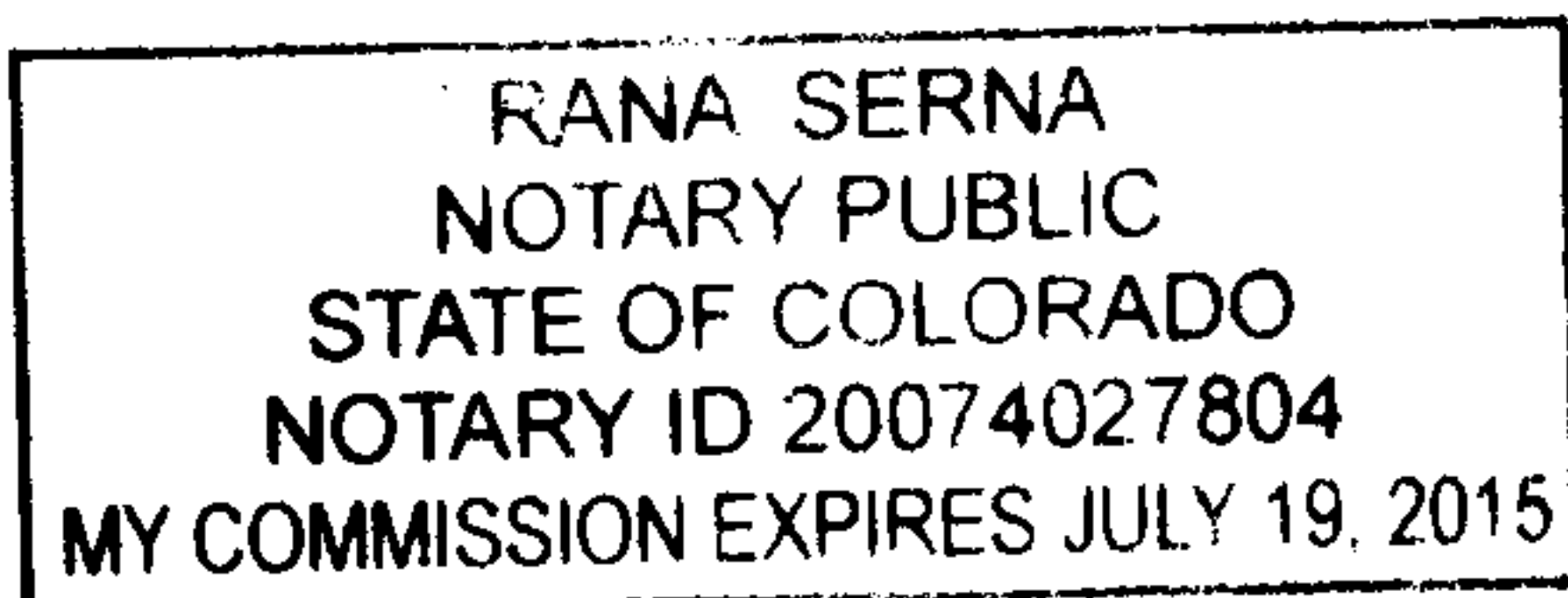
TITLE: Asst Secretary

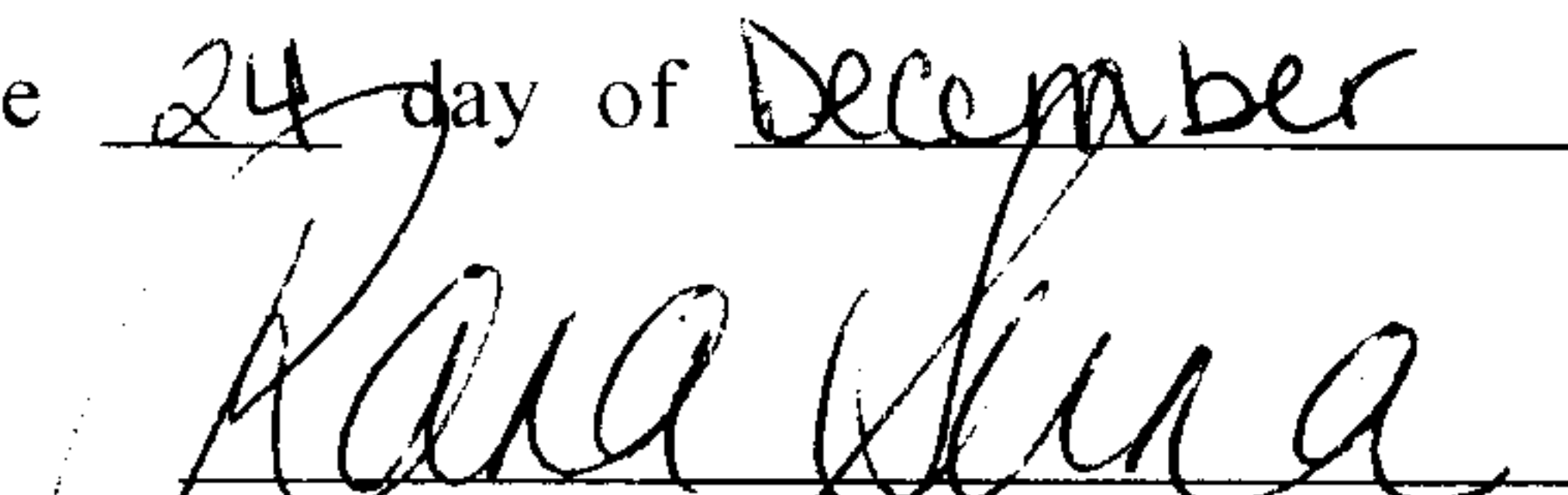
(Corporate Seal)

STATE OF Colorado  
COUNTY OF Douglas

I, the undersigned Notary Public in and for said State and County, do hereby certify that Lauren Tennant and Amanda Nishi of Nationstar Mortgage LLC, are signed to the foregoing conveyance and were known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

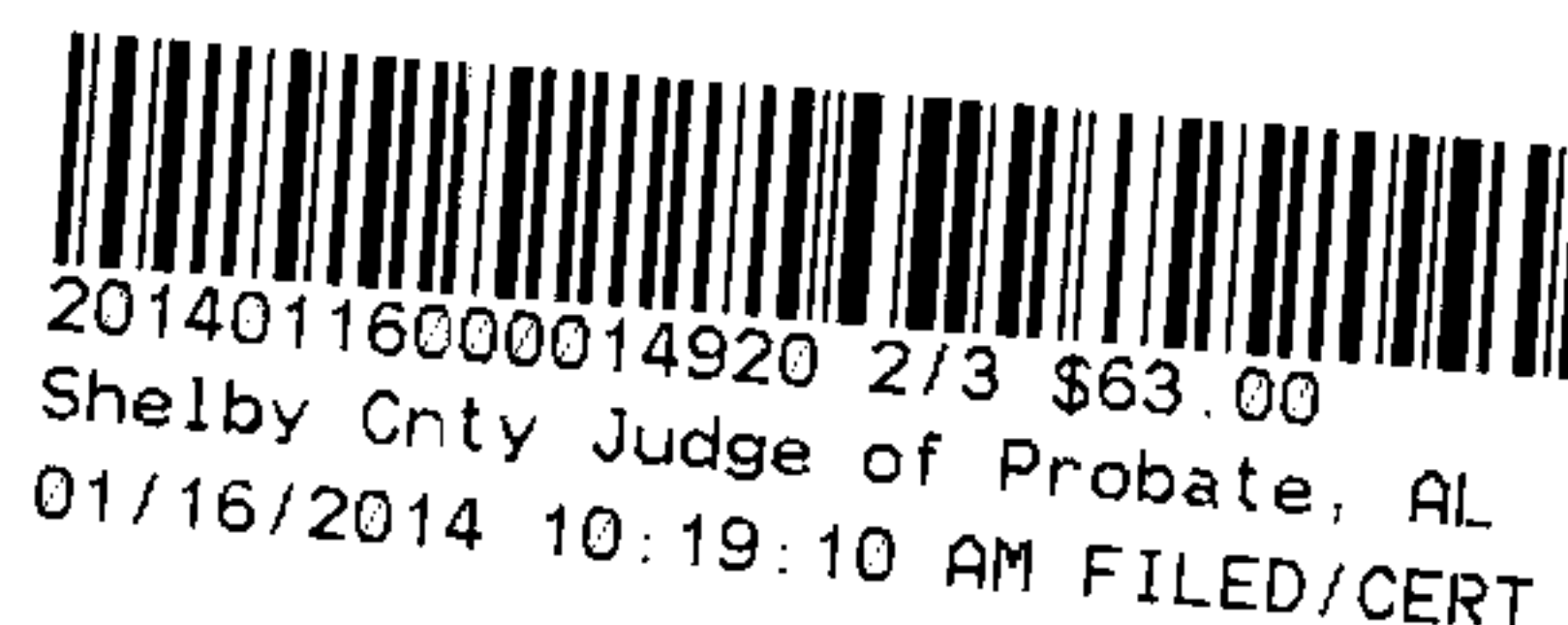
Given under my hand this the 24 day of December, 2013.



  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

\*\*The effective date of this conveyance is January 8, 2014

\*\*\*Executed pursuant to the POA recorded as Instrument No. 20111115000343380, Shelby County, Alabama Judge of Probate





# 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 Dr.  
Lewisville, TX 75067

Grantee's Name Agya P. Singh  
Mailing Address 1640 Kestwick Drive  
Birmingham, AL 35226

Property Address 115 Cape Cod Circle  
Alabaster, AL 35007

Date of Sale 1/8/2014  
Total Purchase Price \$ 42,750.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20140116000014920 3/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
01/16/2014 10:19:10 AM FILED/CERT

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 1/13/14

Print Bill Stoumen

Sign [Signature] attly  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1