


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


20140310000066100 1/3 \$151.50
Shelby Cnty Judge of Probate, AL
03/10/2014 01:57:21 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: RDC2013124370AL1

Source of Title Instrument No.
20130603000224940

SALES PRICE: \$131,250.00

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 **Mary C. Kitchens** whose address is 124 Creden Place, Alabaster, AL 35007, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Lot 302, according to the Survey of Weatherly, Credenhill-Sector 21, as recorded in Map Book 20, page 7, in the Probate Office of Shelby County, Alabama.

For informational purposes only property address: 124 Creden Place, 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 imply 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 **Mary C. Kitchens**, its successors and/or assigns, forever.

Shelby County, AL 03/10/2014
State of Alabama
Deed Tax: \$131.50

IN WITNESS WHEREOF, MorEquity, Inc., has caused this conveyance to be executed in its name by its undersigned officer(s), this 17 day of January, 2014 *.

MorEquity, Inc

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

ATTEST:

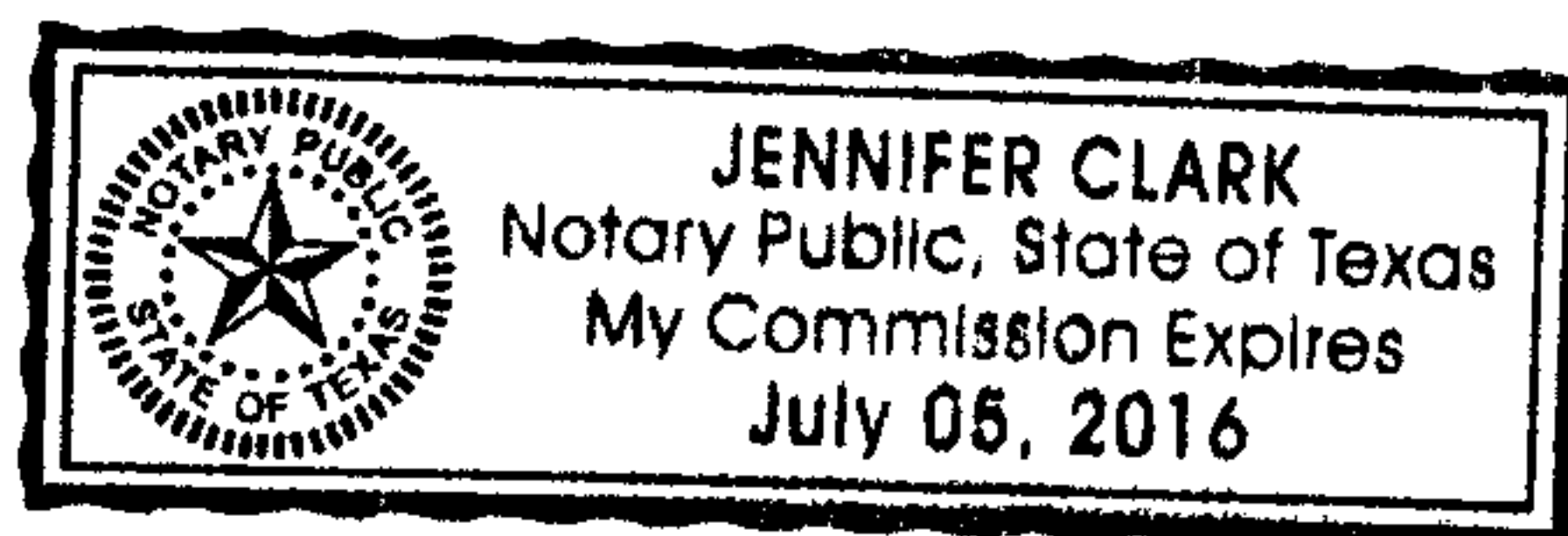
By: [Signature] By: [Signature]
TITLE: ASST. Secretary TITLE: [Signature]
(Corporate Seal)

THE STATE OF Texas
COUNTY OF Denton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Carmen Johnson and [Signature] of Nationstar Mortgage, 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 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 17 day of January, 2014.

Jennifer Clark
NOTARY PUBLIC Jennifer Clark
My Commission Expires: July 5, 2016



*The effective date of this conveyance is February 28, 2014

**Executed pursuant to the POA recorded as Instr #20111115000343380, Shelby County, Alabama

20140310000066100 2/3 \$151.50
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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 MorEquity, Inc.
Mailing Address 350 Highland Dr.
Lewisville, TX 75067

Grantee's Name Mary C. Kitchens
Mailing Address 124 Creden Place
Alabaster, AL 35007

Property Address 124 Creden Place
Alabaster, AL 35007

Date of Sale 2/28/2014
Total Purchase Price \$ 131,250.00
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

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 3/7/14

Print

Jill Stoumen

Unattested

Sign

[Signature] att

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

