


Send tax notice to:
Beverly Nicole Duke
4016 Guilford Road
Birmingham, AL 35242


20140618000185140 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/18/2014 03:24:22 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY** (the herein "Grantor") with mailing address of **4000 Horizon Way Irving, TX 75063**, for and in consideration of the sum of **ONE HUNDRED SEVENTY-EIGHT THOUSAND (\$178,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **BEVERLY NICOLE DUKE**, (the herein "Grantee"), with mailing address of **191 Flagstone Lane, Calera, AL 35040**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **BEVERLY NICOLE DUKE**, the following described real estate, located at **4016 Guilford Rd, Birmingham, AL 35242**, lying and being in the County of Shelby, State of Alabama, to-wit:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Book 1999, Page 36749, ID Number 03-8-34-0-012-004.000, being more known and designated as follows:

Lot 19 according to the final plat of Greystone Farms Guilford Place Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20140313000070570 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Mortgage amount: \$169,100.00

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the **BEVERLY NICOLE DUKE** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2014; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

Shelby County, AL 06/18/2014
State of Alabama
Deed Tax: \$9.00

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the contract, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 4 day of June, 2014.

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

BY: [Signature] SEAL)

ITS: Sylvia Williams, Closing Coordinator

STATE OF Alabama
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Sylvia Williams, whose name as Closing Coordinator of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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 company in its capacity for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.

Given under my hand and seal this the 4 day of June, 2014.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017

[Signature] SEAL)
Notary Public:
My Commission Expires:

This instrument was prepared by:
JAMES G. HARRISON
Harrison, Gammons & Rawlinson, PC
2430 L&N Drive, Huntsville, AL 35801
RE: 4016 Guilford Rd, Birmingham, AL

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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
DBA and CHAMPION MORTGAGE
COMPANY**
Mailing Address **913 W. HOLMES ROAD
LANSING, MI**
Property Address **4016 GUILFORD ROAD
BIRMINGHAM, AL 35242**

Grantee's Name **BEVERLY NICOLE DUKE**

Mailing Address **4016 GUILFORD ROAD
BIRMINGHAM, AL 35242**

Date of Sale **June 16, 2014**

Total Purchase Price **\$178,000.00**

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
☐ 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 **June 16, 2014**

Print **Malcolm S. McLeod**


Unattested


(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**


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