


20140715000216480 1/4 \$50.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:59:12 PM FILED/CERT

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

Send Tax Notice to:
Shannon Buse
Terri Connor
1048 Pine Valley Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-Seven Thousand Five Hundred And 00/100 Dollars (\$27,500.00) to the undersigned, Nationstar Mortgage LLC, (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 Shannon Buse, and Terri Connor, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of Section 20, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West, and run West along said Section line 292 feet to the beginning point of the lot herein conveyed; thence North 28 degrees 47 minutes 30 seconds West 525.66 feet to the South right of way line of the Southern Railway Company; thence along said right of way South 59 degrees 56 minutes West 172 feet to the Northeast corner of property owned by Roselle Askins; thence run South 28 degrees 47 minutes 30 seconds East and along said Askins East property line to the South line of said Section 20 to a point which is 172 feet West of the beginning point; thence East along the South line of said Section 20 a distance of 172 feet to the point of beginning.

Less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West and run South 86 degrees 30 minutes West 302 feet; thence North 29 degrees 40 minutes West 225.0 feet to the point of beginning; thence continue North 29 degrees 40 minutes West 232.70 feet to the South right of way line of Highway No. 25; thence along Highway right of way South 63 degrees 03 minutes West 71.0 feet; thence run South 28 degrees 14 minutes East 232.80 feet; thence run North 63 degrees 03 minutes East 77.30 feet to the point of beginning.

Shelby County, AL 07/15/2014
State of Alabama
Deed Tax: \$27.50

Also less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South Range 2 West, and run thence South 86 degrees 30 minutes West along the South boundary of said Section 20 a distance 302 feet to the point of beginning which said point is marked by an iron pin; thence North 29 degrees 40 minutes West 225 feet; thence South 63 degrees 03 minutes West 77.30 feet; thence South 28 degrees 14 minutes East 188.72 feet to the South boundary of said Section 20 which said point is marked by an iron pin; thence North 86 degrees 30 minutes East along the South boundary of said Section 20 a distance of 91 feet to the point of beginning.

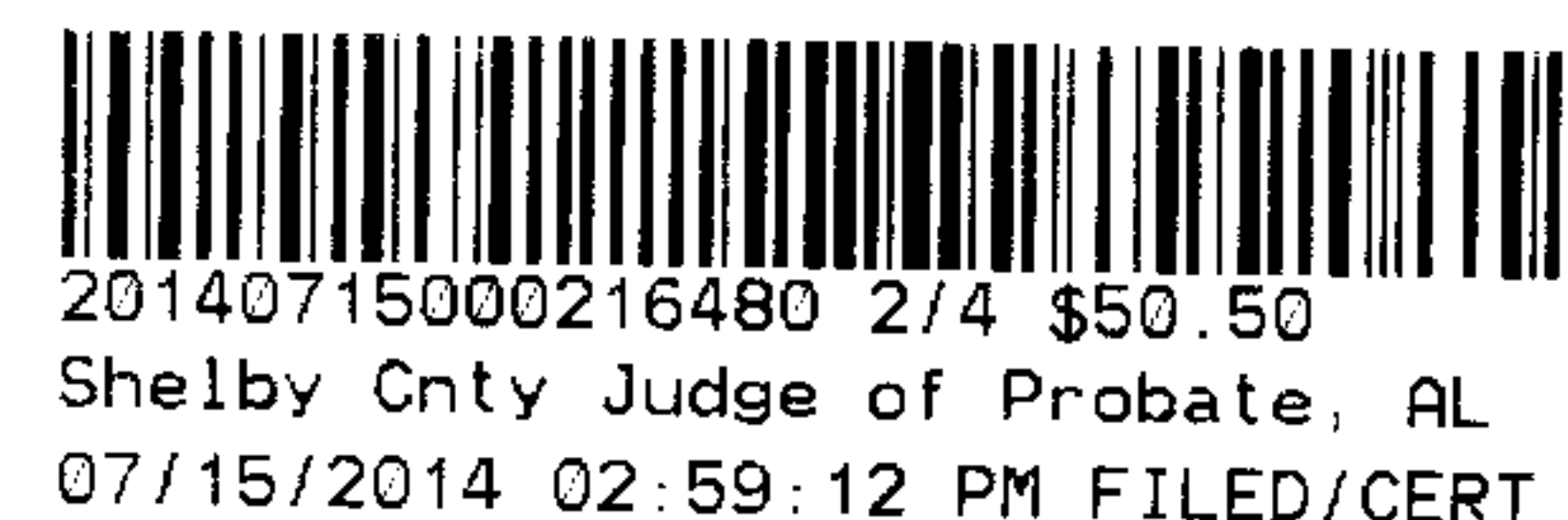
Also less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West; thence run West along the South line of said Section for 395.98 feet to the point of beginning; thence continue last described course for 87.38 feet; thence 62 degrees 03 minutes 15 seconds right and run Northwesterly for 159.31 feet; thence 96 degrees 12 minutes 54 seconds right and run 82.63 feet to an iron pin; thence 85 degrees 16 minutes 09 seconds right and run Southeasterly for 191.38 feet to the point of beginning.

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 State of Alabama as recorded in Instrument Number 1992-30635.
4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 174, Page 333.
5. Subject to rights acquired by Shelby County in petition to condemnation in Probate Minutes Book 7, Page 419, and Probate Minutes Book 8, Page 126.
6. 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 Instrument Number 20130906000364800, in the Probate Office of Shelby County, Alabama.

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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9 day of July, 2014.



Nationstar Mortgage LLC
By: [Signature]

Its Assistant secretary

STATE OF TEXAS

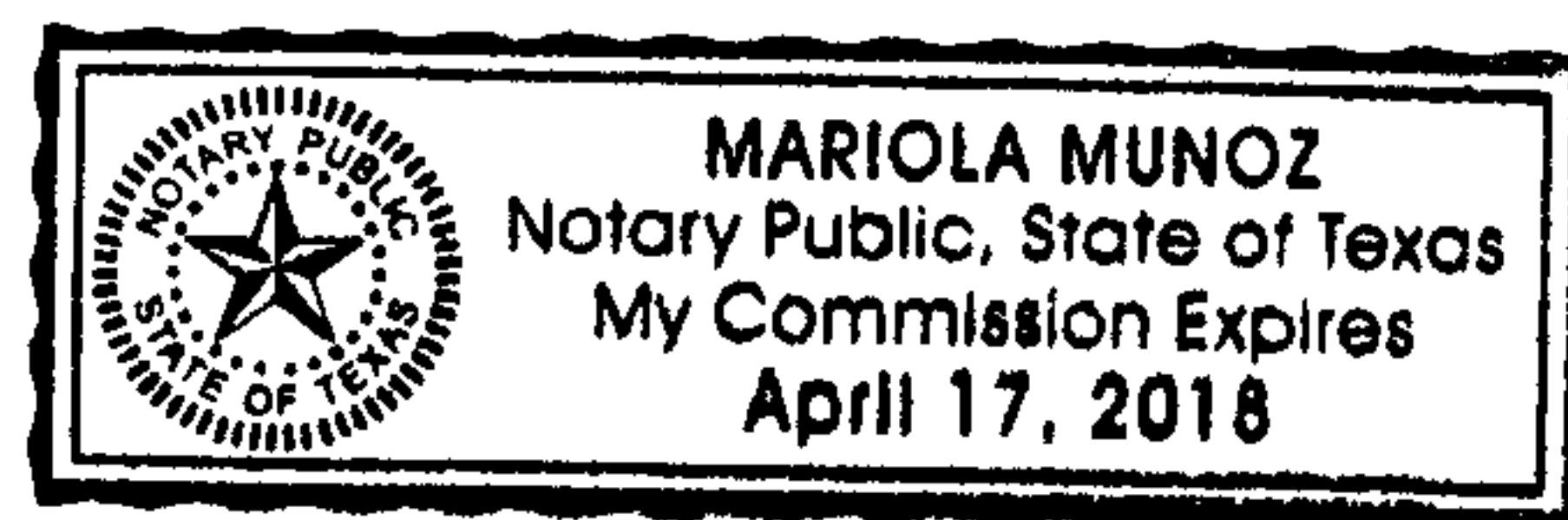
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah SALAS, whose name as Assistant secretary of Nationstar Mortgage LLC, 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 9 day of July, 2014.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-000851



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
Mailing Address 350 Highland Drive, Lewisville, TX
75067

Grantee's Name Shannon Buse, Terri Connor
Mailing Address 1048 Pine Valley Drive
Calera, AL 35040

Property Address 10020 Highway 25
Calera, AL 35040

Date of Sale 07/14/2014
Total Purchase Price \$27,500.00
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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 07/14/2014

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1