

This instrument was prepared by:

Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL, 35244

Send Tax Notices To:

David Elwyn Bearden and Deborah S. Bearden  
3490 Bearden Lane  
Helena, AL 35080

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092



20140929000305180 1/4 \$112.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 02:53:48 PM FILED/CERT

THE STATE OF Texas  
Denton COUNTY

### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 88,750.00 Dollars, to the undersigned grantor(s), **Nationstar Mortgage, LLC** in hand paid by **David Elwyn Bearden and Deborah S. Bearden**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **David Elwyn Bearden and Deborah S. Bearden**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **David Elwyn Bearden and Deborah S. Bearden** and his heirs and assigns forever.

Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 06/18/2014 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

Shelby County, AL 09/29/2014  
State of Alabama  
Deed Tax: \$89.00

In Witness Whereof, we have hereunto set our hands and seals, this 21 day of August, 2014

Nationstar Mortgage, LLC

By: [Signature] 8/21/14

Printed Name: David Chen

Title: Assistant Secretary

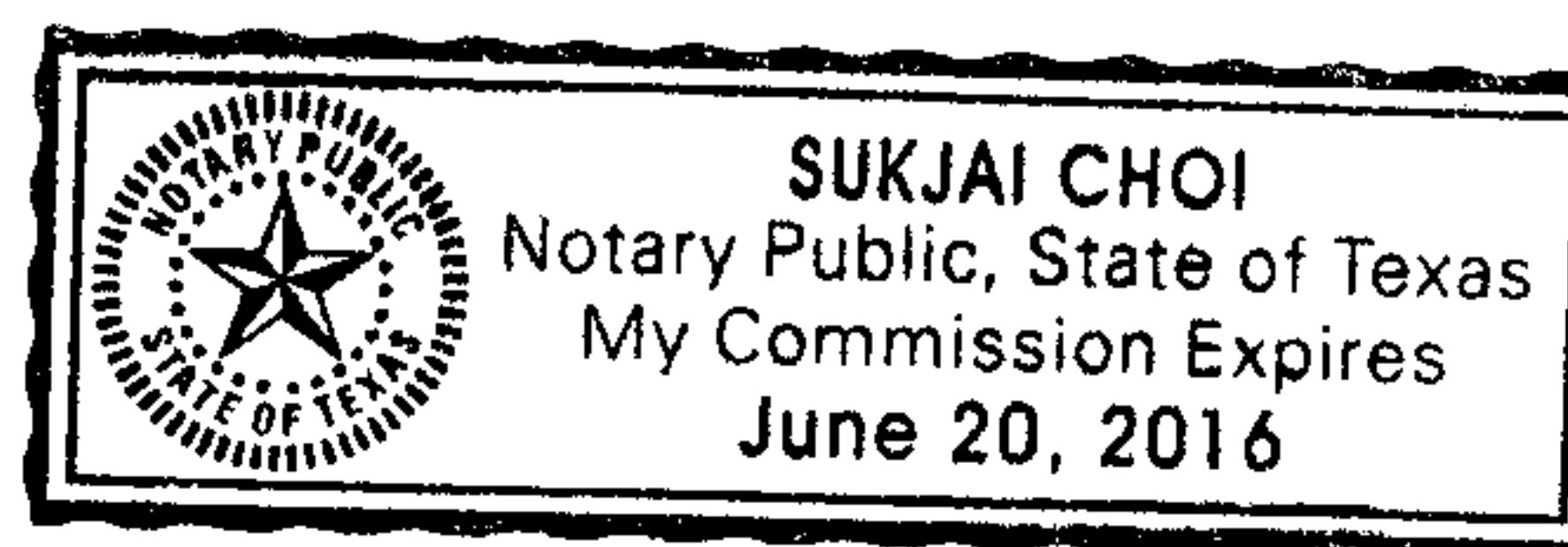
THE STATE OF Texas

Denton COUNTY

I, Sukjai Choi, a Notary Public, in and for said County in said State, hereby certify that David Chen, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of August, 2014.

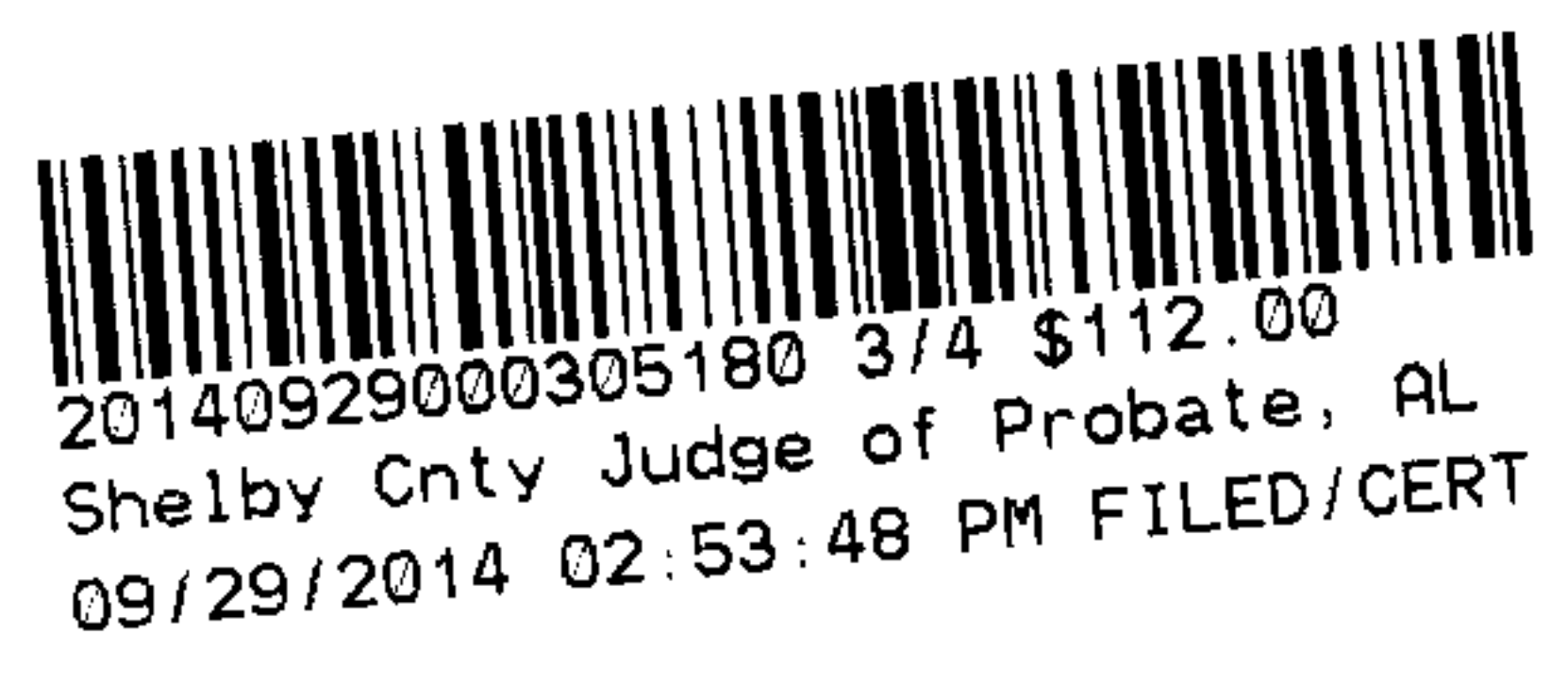
[Signature]  
Notary Public



[Barcode]  
20140929000305180 2/4 \$112.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**

Lot 24, according to the Survey of Brookhollow Second Sector, as recorded in Map Volume 17, Page 141, in the Office of the Judge of Probate Shelby County, Alabama.



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	Grantee's Name:	David Elwyn Bearden and Deborah S. Bearden
Mailing Address:	350 Highland Drive Lewisville, TX 75067	Mailing Address:	3490 Bearden Lane Helena, AL 35080
Property Address:	184 Brookhollow Drive Pelham, AL 35124	Date of Sale:	09/26/2014
		Total Purchase Price:	88,750.00

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.

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**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. 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: 9/26/14

X Unattested

\_\_\_\_\_  
(verified by)

Print: Bryan Linn

Sign: \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

