

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

Send Tax Notice to:  
Felicia Johnson  
Alfonso Johnson  
1132 HARDWOOD COVE ROAD  
BIRMINGHAM, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Ninety-Four Thousand Eight Hundred And 00/100 Dollars (\$394,800.00) 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 Felicia Johnson, and Alfonso Johnson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 73, according to the Survey of The Cove of Greystone, Phase I, as recorded in Map Book 26, Page 39 A & B, in the Probate Office of Shelby County, Alabama.

**\$218,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF  
THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**


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 Alabama Power Company as recorded in Instrument Number 2000-11841.
4. Restrictive covenant as recorded in Instrument # 1998-38836, Instrument No. 1998-38838; and Instrument No. 1998-41636.
5. 50-foot minimum building setback line as reserved and shown on recorded map.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Agreement recorded in Instrument Number 1999-24249, of the official records of Shelby County, Alabama.
8. Articles of Incorporation of Greystone Valley Homeowner's Association, Inc. recorded in Instrument Number 1995-35677 and 1998-38837, of the Official records of Shelby County, Alabama.
9. Restrictions as shown on recorded plat.

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.

Shelby County, AL 05/19/2015  
State of Alabama  
Deed Tax: \$395.00

  
20150519000166000 1/3 \$415.00  
Shelby Cnty Judge of Probate, AL  
05/19/2015 01:50:41 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of March, 2015.

Nationstar Mortgage LLC

By: [Signature]

Its Rachel Siegel  
Assistant Secretary

STATE OF Co

COUNTY OF Arapahoe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Siegel, 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 23 day of March, 2015.

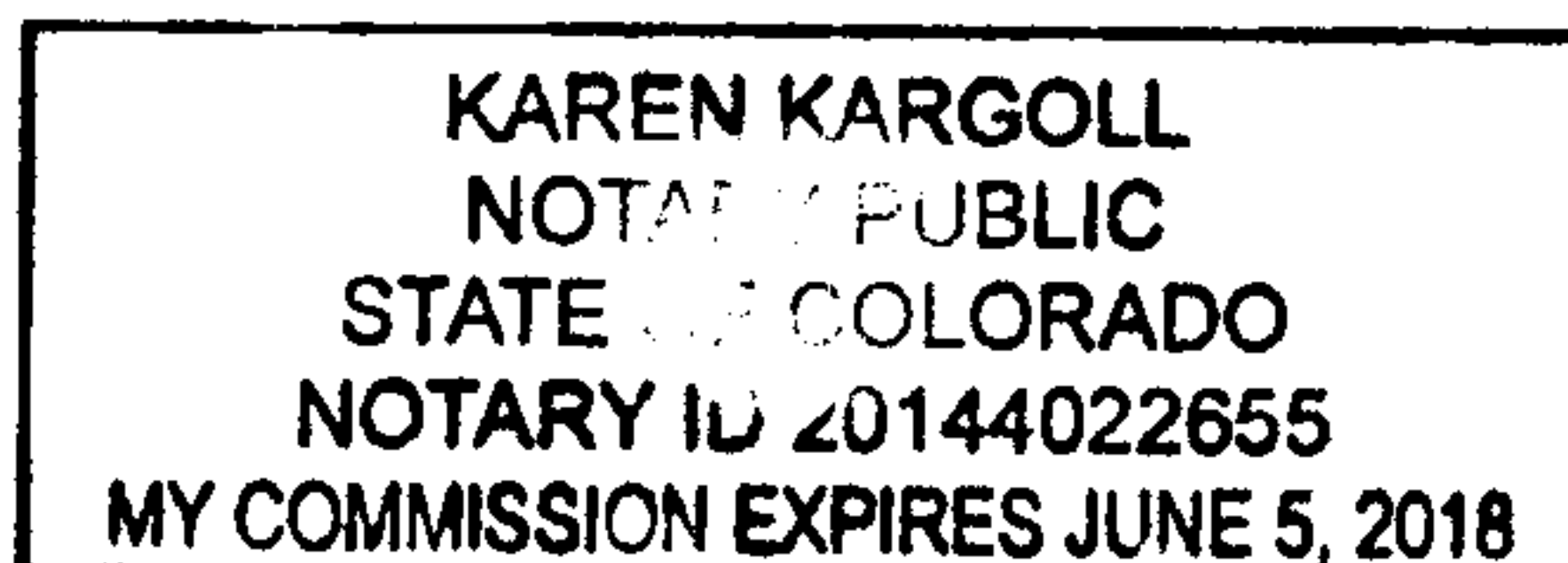
[Signature]

NOTARY PUBLIC

My Commission expires: 6-5-18

AFFIX SEAL

2014-004161



20150519000166000 2/3 \$415.00  
Shelby Cnty Judge of Probate, AL  
05/19/2015 01:50:41 PM FILED/CERT



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: 8950 CYPRESS WATER BLVD\_  
COPPELL, TX 75019

Grantee's Name ALFONSO JOHNSON  
Mailing Address: 1132 HARDWOOD VOCE RD  
BIRMINGHAM, AL 35242

Property Address 1132 HARDWOOD COVE ROAD  
BIRMINGHAM, AL 35242

Date of Sale: May 11, 2015  
Total Purchaser Price \$394800.00

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 5/11/15

Unattested (verified by)

Print Alfonso Johnson Jr.

Sign (Grantor/Grantee/Owner/Agent) circle one

20150519000166000 3/3 \$415.00  
Shelby Cnty Judge of Probate, AL  
05/19/2015 01:50:41 PM FILED/CERT

