

AL-150802515

This instrument was prepared by:

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

Send Tax Notices To:

D. Elwyn Bearden  
3490 Bearden Lane  
Helena, AL 35080

20150921000330030

09/21/2015 02:23:30 PM

DEEDS 1/4

Return to:

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

THE STATE OF Texas  
Denton COUNTY

#### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 105,400.00 Dollars, to the undersigned grantor(s), **Nationstar Mortgage LLC** in hand paid by **D. Elwyn Bearden, a married man**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **D. Elwyn Bearden, a married man**, 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 **D. Elwyn Bearden, a married man** and his heirs and assigns forever.

Subject to 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 07/27/2015 recorded in Shelby. 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]

AL-15080251S

In Witness Whereof, we have hereunto set our hands and seals, this 18<sup>th</sup> day of September, 2015

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Nationstar Mortgage LLC

By: [Signature]

Printed Name: Victor Munoz

Title: Assistant Secretary

State of Texas

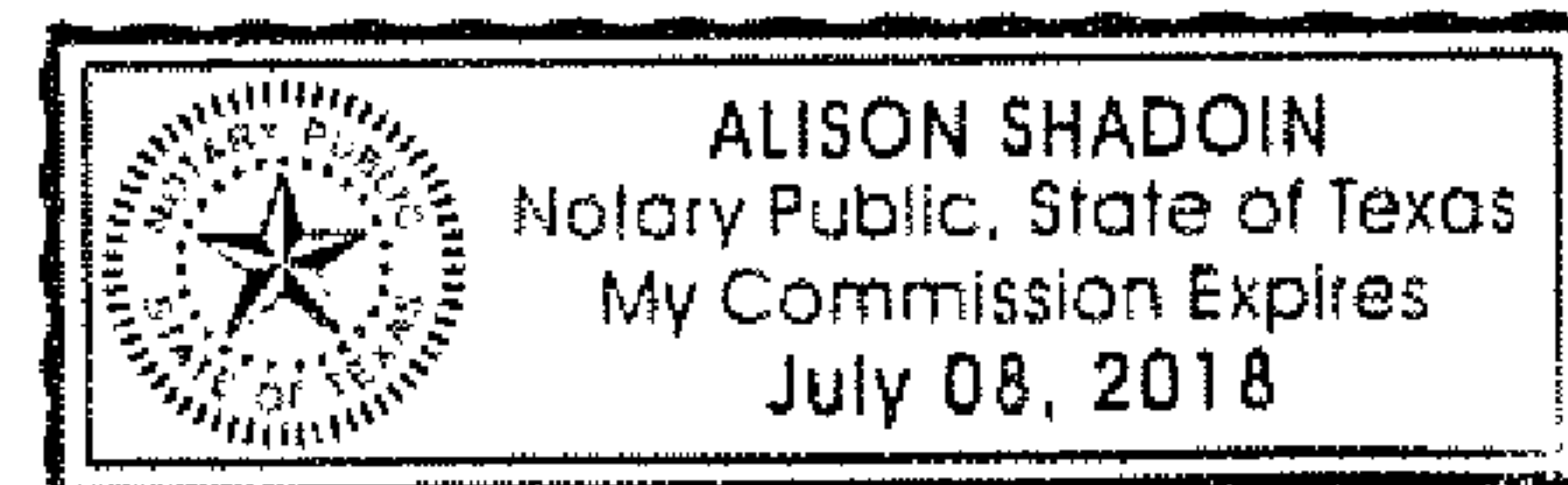
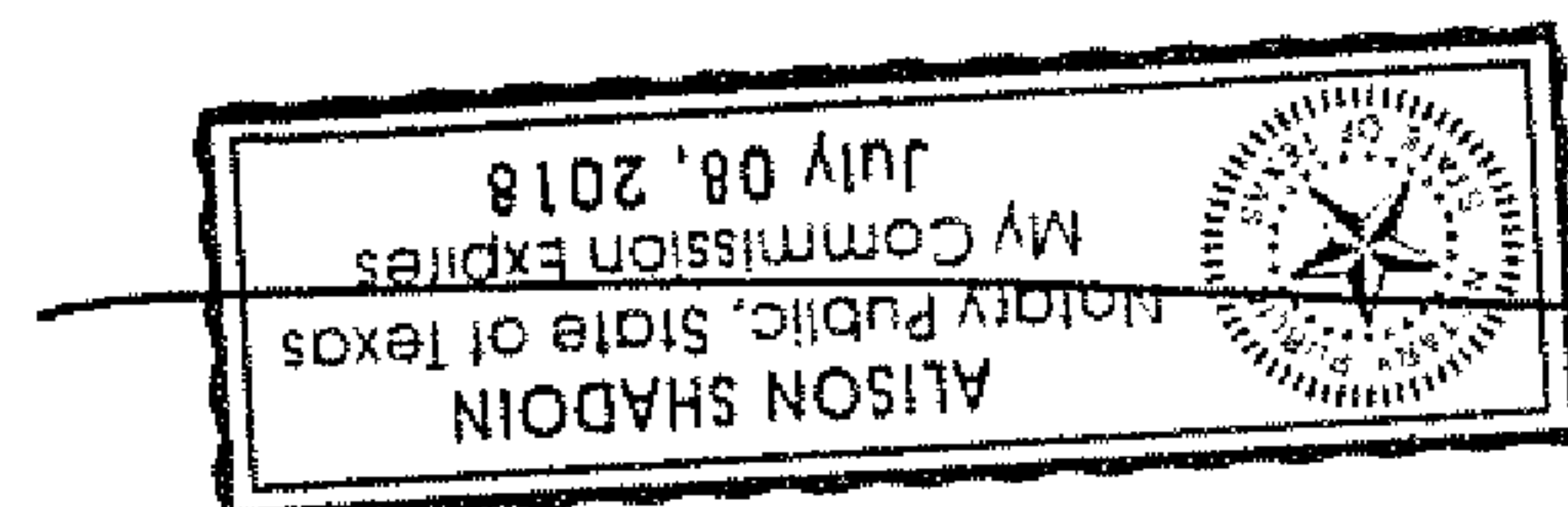
County of Pentate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the Assistant Secretary of Nationstar Mortgage LLC, a limited liability company, the within named bargainer, and that he/she/they, as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as Assistant Secretary.

WITNESS my hand, at office, this 18 day of September, 2015

[Signature]  
Notary Public Alison Shadoin

My Commission Expires: 7/8/2018



AL-15080251S

**EXHIBIT "A"**

Lot 8, according to the survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

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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	Grantee's Name:	D. Elwyn Bearden, a married man
Mailing Address:	8950 Cypress Waters Boulevard Coppell, TX 75019	Mailing Address:	3490 Bearden Lane Helena, AL 35080
Property Address:	2327 BUCKINGHAM PLACE Helena, AL 35080	Date of Sale:	09/17/2015
		Total Purchase Price:	105,400.00

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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.

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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: 9/19/15

Print: VICTOR MORA

☐ Unattested

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

Sign: [Signature] Assistant Secretary  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/21/2015 02:23:30 PM  
\$128.50 CHERRY  
20150921000330030

[Signature]