

AL-16110018S

This instrument was prepared by:


Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To:

Benjamin Scott Wyrosdick
100 Windsor Ln
Pelham, AL 35124

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071


20161202000441380 1/4 \$154.00
Shelby Cnty Judge of Probate, AL
12/02/2016 01:22:13 PM FILED/CERT

THE STATE OF Texas
Denton COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 130,000.00 Dollars, to the undersigned grantor(s), **Nationstar Mortgage LLC** in hand paid by **Benjamin Scott Wyrosdick**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Benjamin Scott Wyrosdick, 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 **Benjamin Scott Wyrosdick, 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 09/01/2016 recorded in Shelby County. 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 12/02/2016
State of Alabama
Deed Tax: \$130.00

AL-16110018S

In Witness Whereof, we have hereunto set our hands and seals, this 17 day of November, 2016

Nationstar Mortgage LLC

By: 

Printed Name: Alison Shadoin

Title: Document Execution Specialist

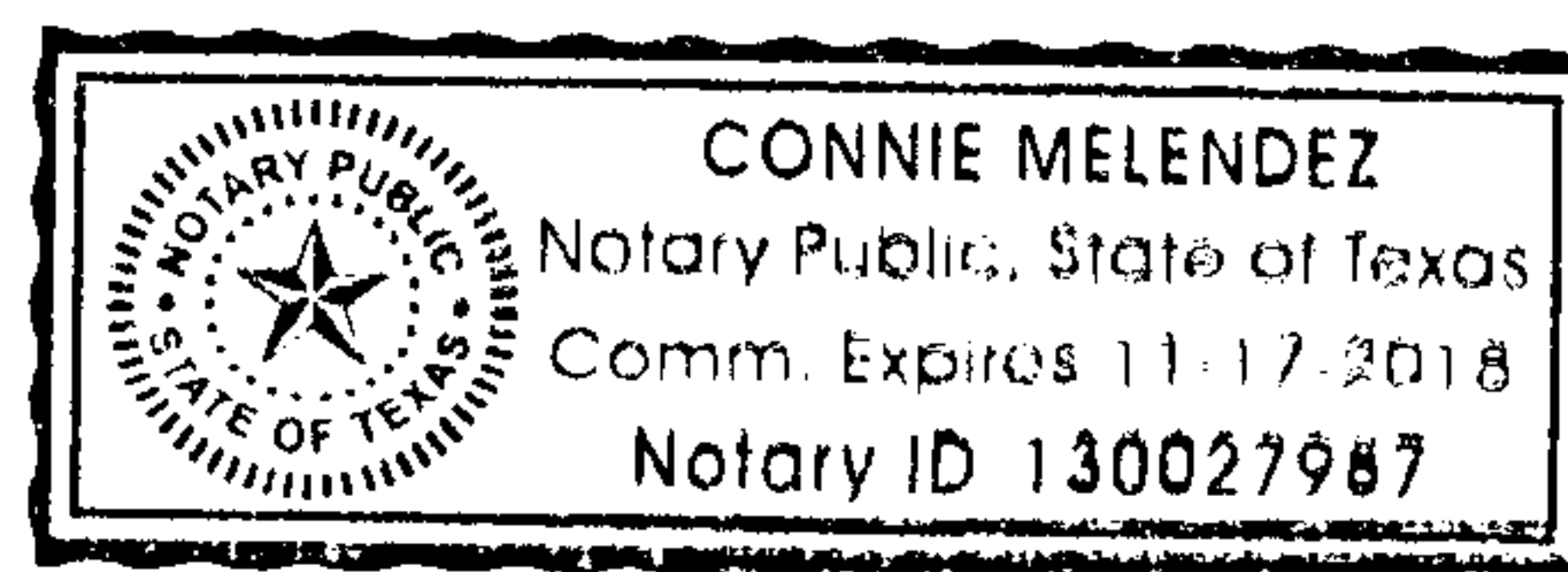
State of Texas

County of Denton


Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison Shadoin, 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 Document Execution Specialist of Nationstar Mortgage LLC, a limited liability company, the within named bargainor, and that he/she/they, as such Alison Shadoin, 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 Document Execution Specialist

WITNESS my hand, at office, this 17 day of November, 2016


Notary Public **Connie Melendez**



My Commission Expires: 11.17.18


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EXHIBIT "A"

Lot 1 according to the Survey of Dove Ridge Ad to Chandalar South as recorded in Map Book 16, Page 154, Shelby County, Alabama Records.



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AL-161100185

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:	Benjamin Scott Wyrosdick
Mailing Address:	8950 Cypress Waters Boulevard Coppell, TX 75019	Mailing Address:	100 Windsor Ln Pelham, AL 35124
Property Address:	2437 Dalton Dr. Pelham, AL 35124	Date of Sale:	
		Total Purchase Price:	130,000.00

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

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: 11/30/16

Unattested

K. Martin
(verified by)

Print:

Sign:

(Grantor/Grantee/Owner/Agent) circle one



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