

20171101000394600
11/01/2017 08:13:04 AM
DEEDS 1/3

This instrument was prepared by:
Jeremy L. Parker
Attorney At Law
1560 Montgomery Hwy, Suite 205
Birmingham, AL 35216

Return this Instrument to:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Order No.: AL-REO170330PUR

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Alabama
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned U.S. Bank National Association, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 ("GRANTOR(S)"), in hand paid by Bryan Luquire and Sandra Luquire ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot Number 49, according to Amended Map Hickory Ridge Subdivision as recorded in map Book 11, Page 79 of the records in the Office of the Judge of Probate of Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 06/28/2017, filed on 06/30/2017 and recorded in Inst #20170630000233500, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 22 day of September, 2017.

WITNESSES

GRANTOR:

Printed Name: Phonine R. Wilson

Printed Name: Dannille Chapman

U.S. Bank National Association, as trustee for
American General Mortgage Loan Trust
2009-1, American General Mortgage
Pass-Through Certificates, Series 2009-1

BY: Kathy Hardy

Nationstar Mortgage, LLC its attorney-in-fact by
virtue of that certain Power of Attorney
recorded in Book LR7290 Page 1829, Mobile

Kathy Hardy
asst Secretary

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Douglas

I, Michelle Patrice Williams, a Notary Public, in and for said County in said State, hereby certify that
Kathy Hardy, as Assistant Secretary of Nationstar Mortgage, LLC
attorney in fact for U.S. Bank National Association, as trustee for American General Mortgage Loan Trust
2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1, 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 22nd day of September, 2017.

Michelle Patrice Williams
Notary Public

My Commission Expires: 6-6-18

[Notary Seal]

Grantee's Mailing Address:

367 Arrowhead Lane
Indian Springs, AL 35124

MICHELLE PATRISE WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022738
MY COMMISSION EXPIRES JUNE 6, 2018

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	<u>U.S. Bank National Association, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1</u>	Grantee's Name:	<u>Bryan Luquire and Sandra Luquire</u>
Mailing Address:	<u>8950 Cypress Waters Boulevard Coppell, TX 75019</u>	Mailing Address:	<u>367 Arrowhead Lane Indian Springs, AL 35124</u>
Property Address:	<u>5044 Longleaf Lane Birmingham, AL 35242</u>	Date of Sale:	<u>October 26, 2017</u>
		Total Purchase Price:	<u>\$210,525.00</u>
		or	
		Actual Value:	<u>\$</u>
		or	
		Assessor's Market Value:	<u>\$</u>

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 Other | <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.

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).

Kathy HardyDate 10/26/2017Print Assistant Secretary

Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/01/2017 08:13:04 AM
\$232.00 CHARITY
20171101000394600

Form RT-1