

20180305000069930
03/05/2018 09:58:02 AM
DEEDS 1/5

After Recording Return To:

Ryan W. Moore
270 Comanche Street
Montevallo, AL 35115
PEL1800036

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 21 day of February 2018 by and between **Nationstar Mortgage LLC dba Champion Mortgage Company** (hereinafter referred to as "Grantor") for valuable consideration **One Hundred Thirty Two Thousand and 0/100 Dollars (\$132,000.00)**, received to its full satisfaction from **Ryan W. Moore** (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Deed in Lieu of Foreclosure recorded 10/3/2017 as Instrument # 2017003000360940 of the Shelby County Probate Records.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

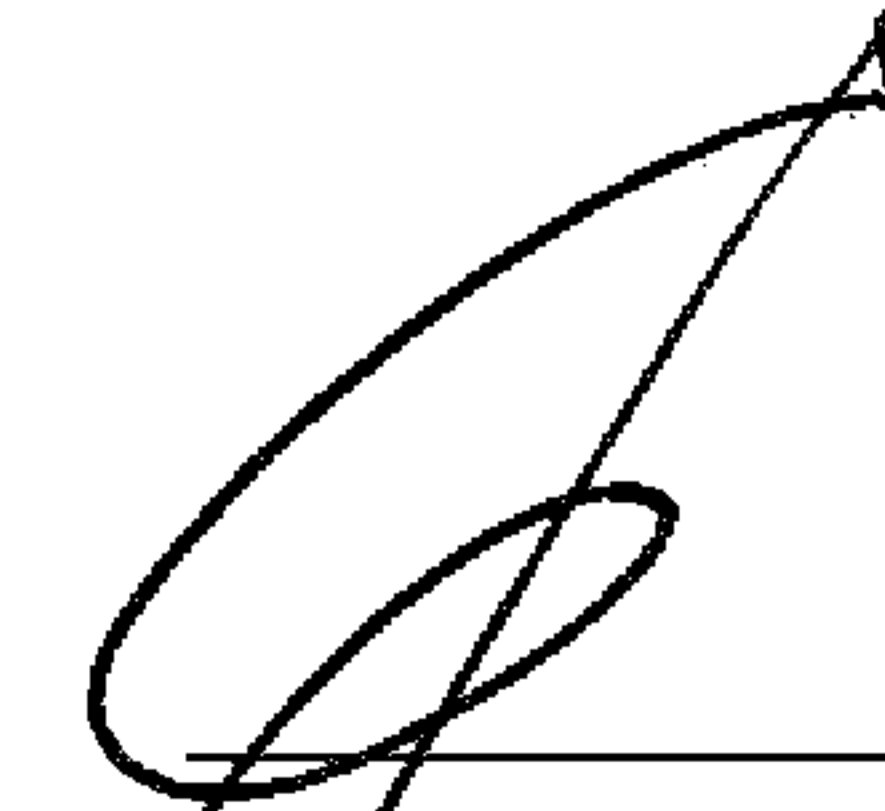
AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

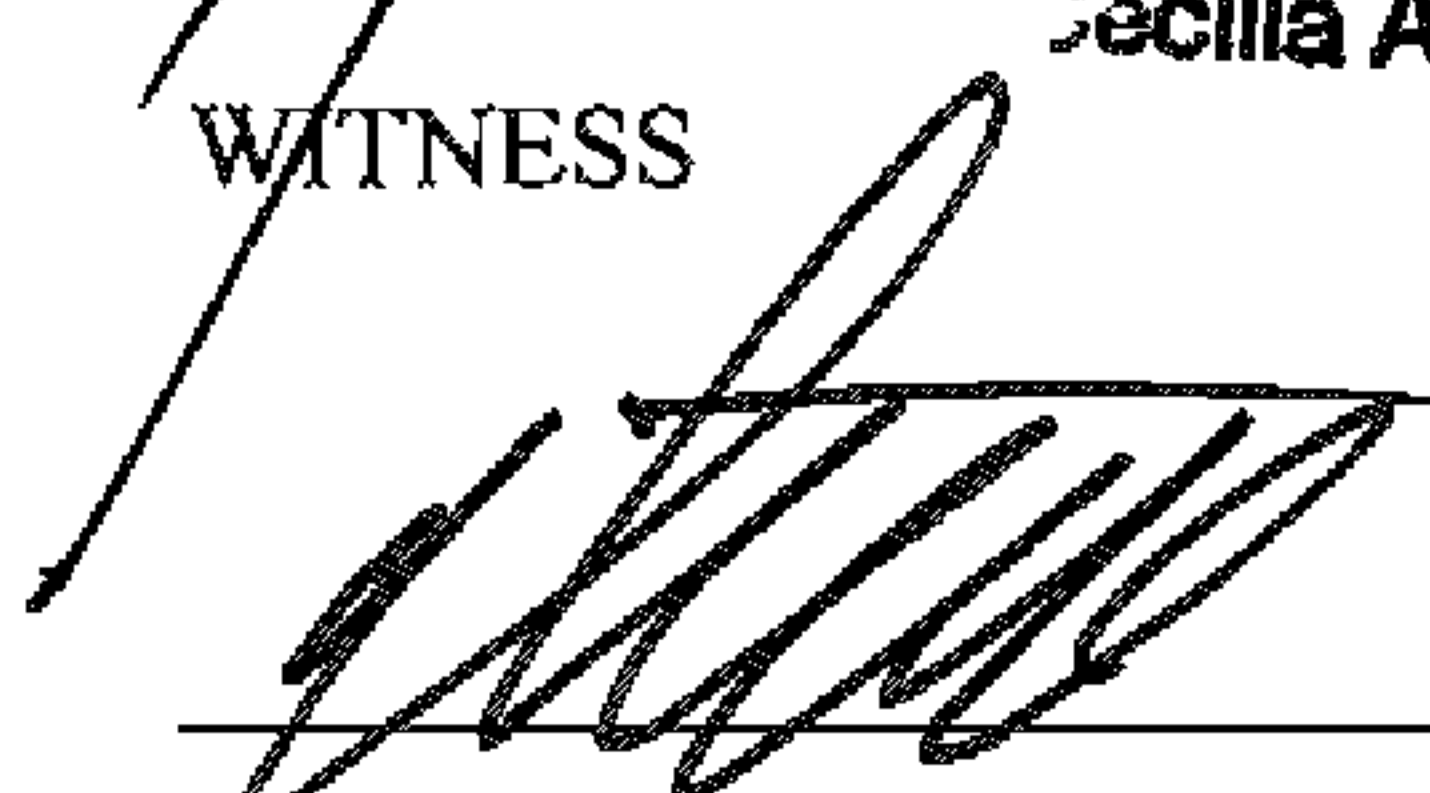
\$105,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

Commonly known as: 270 Comanche Street Montevallo AL 35115

This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

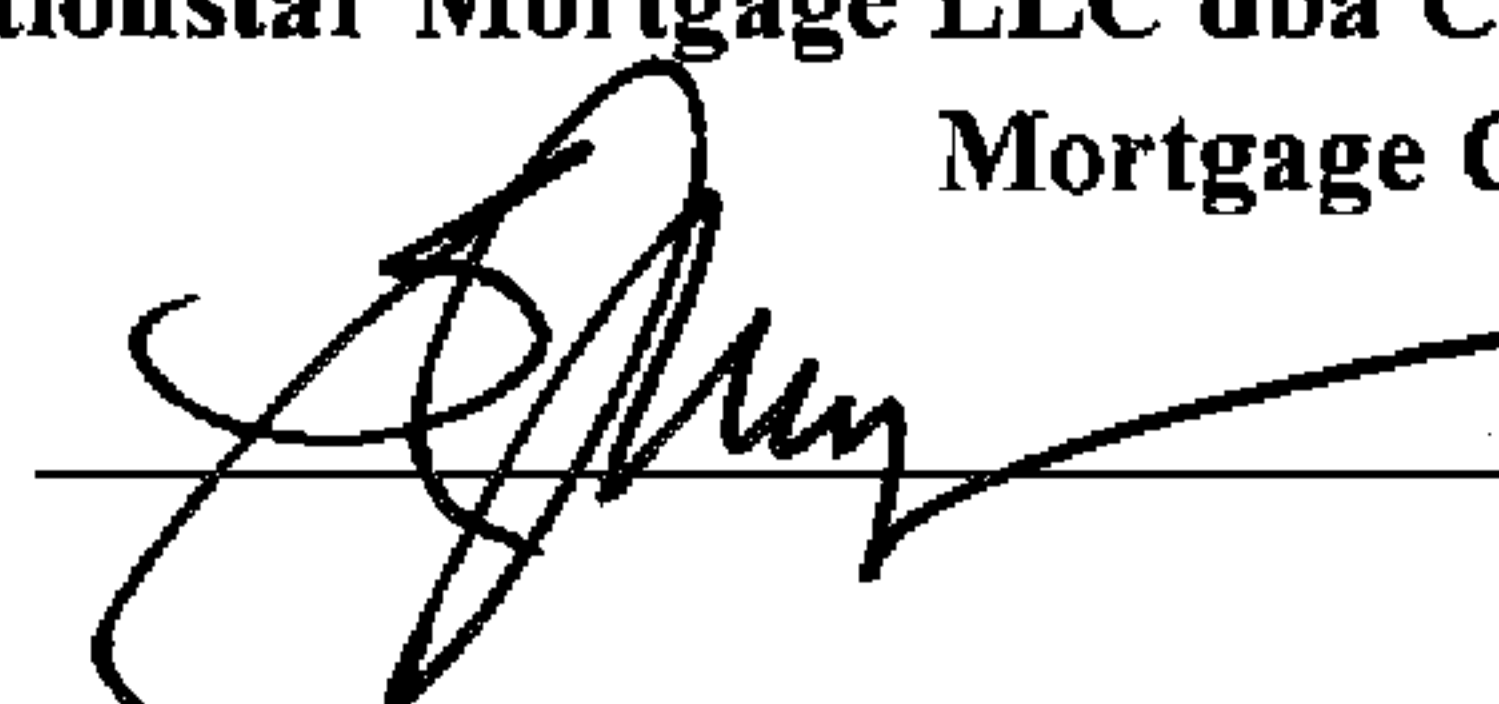


WITNESS **Cecilia Alonso**



WITNESS **Christian Proano**

**Nationstar Mortgage LLC dba Champion
Mortgage Company**

By: 

Its: Bruce Juenger, Assistant Secretary

STATE OF }
COUNTY OF }

Before me, the undersigned authority, on this day appeared See Attached,

_____ of Nationstar Mortgage LLC dba Champion Mortgage Company, an LLC organized and existing under the laws Delaware, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this _____ day of _____, 20__

Notary Public Signature

Notary Public Printed Name

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On February 21, 2018 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Bruce Juenger,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

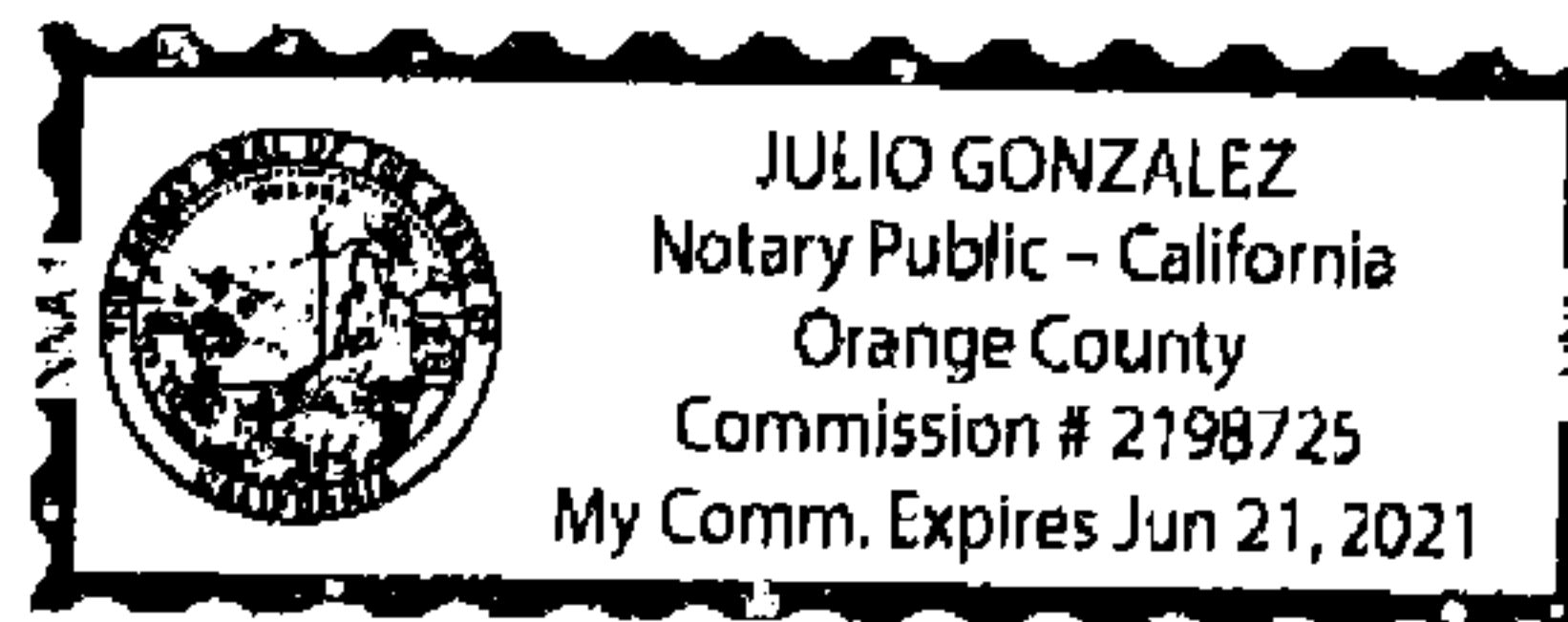
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



SCHEDULE A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 65, ACCORDING TO "INDIAN HIGHLANDS", THIRD SECTOR, AS SHOWN BY MAP RECORDED IN MAP BOOK 6, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO:

27-5-21-1-001-064.000

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 dba
 Mailing Address Champion Mortgage Company
8950 Cypress Waters Blvd.
Coppell, TX 75019

Grantee's Name Ryan W. Moore
 Mailing Address 270 Comanche Street
Montevallo, AL 35115

Property Address 270 Comanche Street
Montevallo, AL 35115

Date of Sale 2/23/18
 Total Purchase Price \$ 132,000.00

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 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).

Date 2/23/18

Print Courtney Snow

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/05/2018 09:58:02 AM
 \$53.50 CHERRY
 20180305000069930

[Signature]

Form RT-1