

20180316000088520
03/16/2018 03:59:34 PM
DEEDS 1/3

After recording return to:
ServiceLink
1400 Cherrington Parkway
Coraopolis, PA 15108
File No. 180009554

Mail Tax Statements to:
RCG Investors Capital Fund, LLC
16055 North Dial Boulevard, Suite 4
Scottsdale, AZ 85260

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 21 day of February, 2018, by and between **Nationstar Mortgage LLC d/b/a Mr. Cooper**, a mailing address of 8950 Cypress Waters Boulevard, Coppell, TX 75019 hereinafter referred to as Grantor(s) and **RCG Investors Capital Fund, LLC**, a mailing address of 16055 North Dial Boulevard, Suite 4, Scottsdale, AZ 85260, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thousand and 00/100 (\$100,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, Alabama:

Lot 3, according to the Survey of Map of Cedar Grove, Sterling Gate, Sector 2, Phase 1, as recorded in Map Book 25, Page 52, in the Probate Office of Shelby County, Alabama.

Property Address: 104 Victoria Station, Maylene, AL 35114

Parcel ID No.: 23 2 04 0 004 003.000

Prior instrument reference: Instrument Number: 20170607000200550, recorded 06/07/2017 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21 day of February, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: [Signature]
Print Name: Victoria Munoz
Title: Assistant Secretary

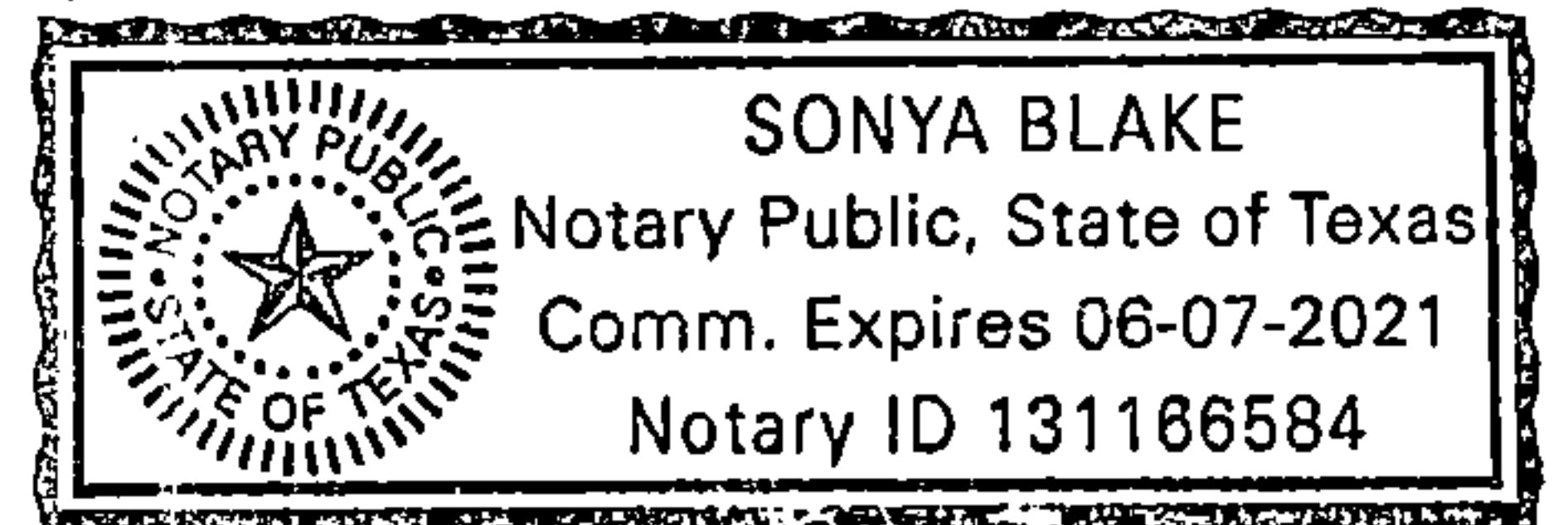
STATE OF Texas
COUNTY OF Denton

I, Sonya Blake, a Notary Public, in and for said County in said State, hereby certify that Victoria Munoz, whose name as Assistant Secretary of Nationstar Mortgage LLC d/b/a Mr. Cooper, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or 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 seal this the 21 day of February, 2018.

Sonya Blake
NOTARY PUBLIC

Printed Name: Sonya Blake
My commission expires: 6-7-2021



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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 d/b/a
Mailing Address Mr. Copper
8950 Cypress Waters Blvd
Coppell, TX 75019

Grantee's Name RCG Investors Capital Fund, LLC
Mailing Address 16055 North Dial Boulevard
Suite 4
Scottsdale, AZ 85260

Property Address 104 Victoria Station
Maylene, AL 35114

Date of Sale 02/21/2018

Total Purchase Price \$ 100000.00

or

Actual Value \$ _____

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Assessor's Market Value \$ 160900.00

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)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2018 03:59:34 PM
\$121.00 CHERRY
20180316000088520

- ☐ Appraisal
☐ Other _____

[Signature]

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 3/16/2018

Print Lisa Nicole TTA

Unattested

[Signature]
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1