

20180404000111860
04/04/2018 12:34:08 PM
DEEDS 1/4

After Recording Return To:

Thaddeus Peoples
6144 Valley Station Drive
Pelham, AL 35124

PEL1800148

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 20th day of March 2018 by and between **Nationstar REO SUB 1B, LLC** (hereinafter referred to as "Grantor") for valuable consideration of **One Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars (\$154,900.00)**, received to its full satisfaction from **Thaddeus Peoples**, (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 property conveyed to the Grantor herein by virtue of a Quitclaim Deed recorded herewith.

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.

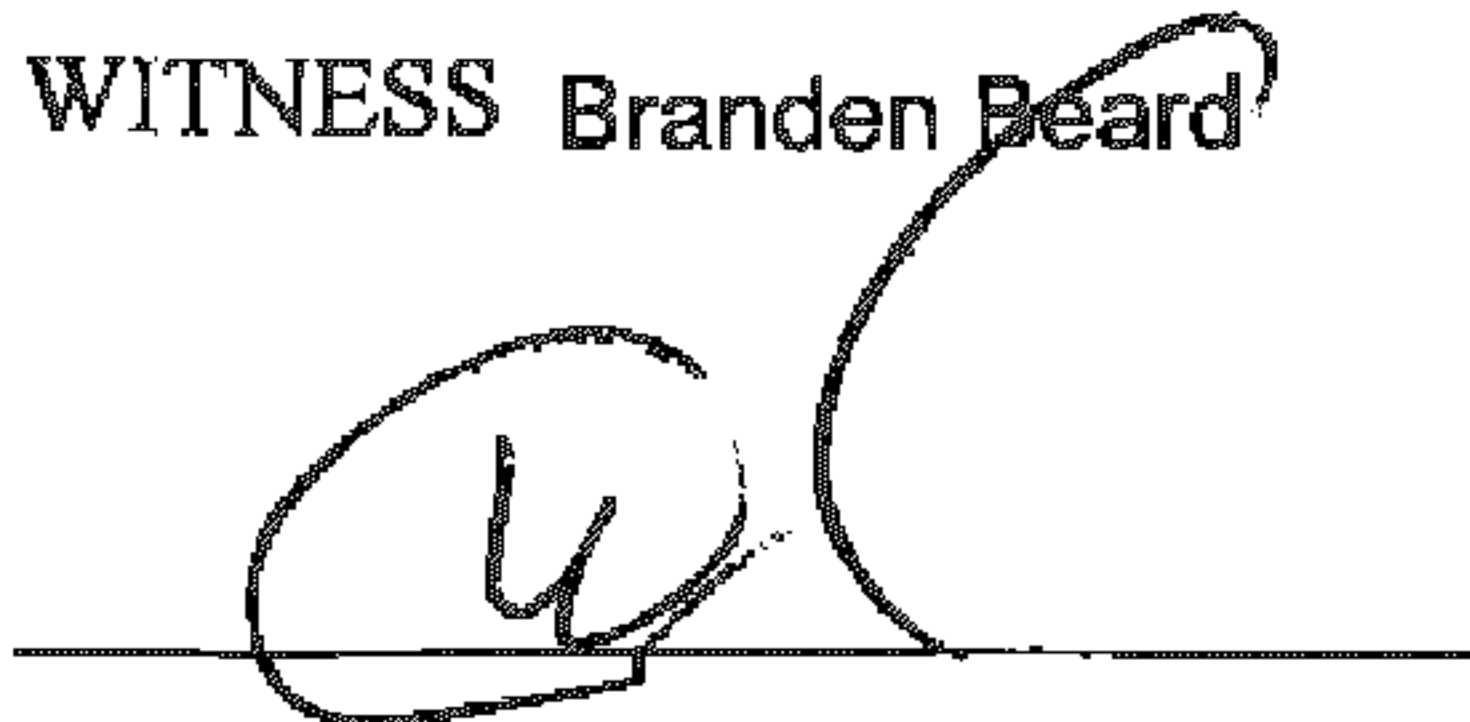
AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 6144 Valley Station Drive Pelham, AL 35124

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 Branden Beard



WITNESS Doug Tande

Nationstar REO SUB 1B, LLC by Nationstar
Mortgage LLC as Attorney in Fact

By:


Sonia Caoi

Its:

Assistant Secretary

STATE OF

CA }

COUNTY OF

Orange

Before me, the undersigned authority, on this day appeared Sonia Caoi,

Asst. Secretary

Nationstar Mortgage LLC as Attorney in Fact for Nationstar REO SUB 1B, LLC, a corporation organized and existing under the laws of the United States of America, 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.

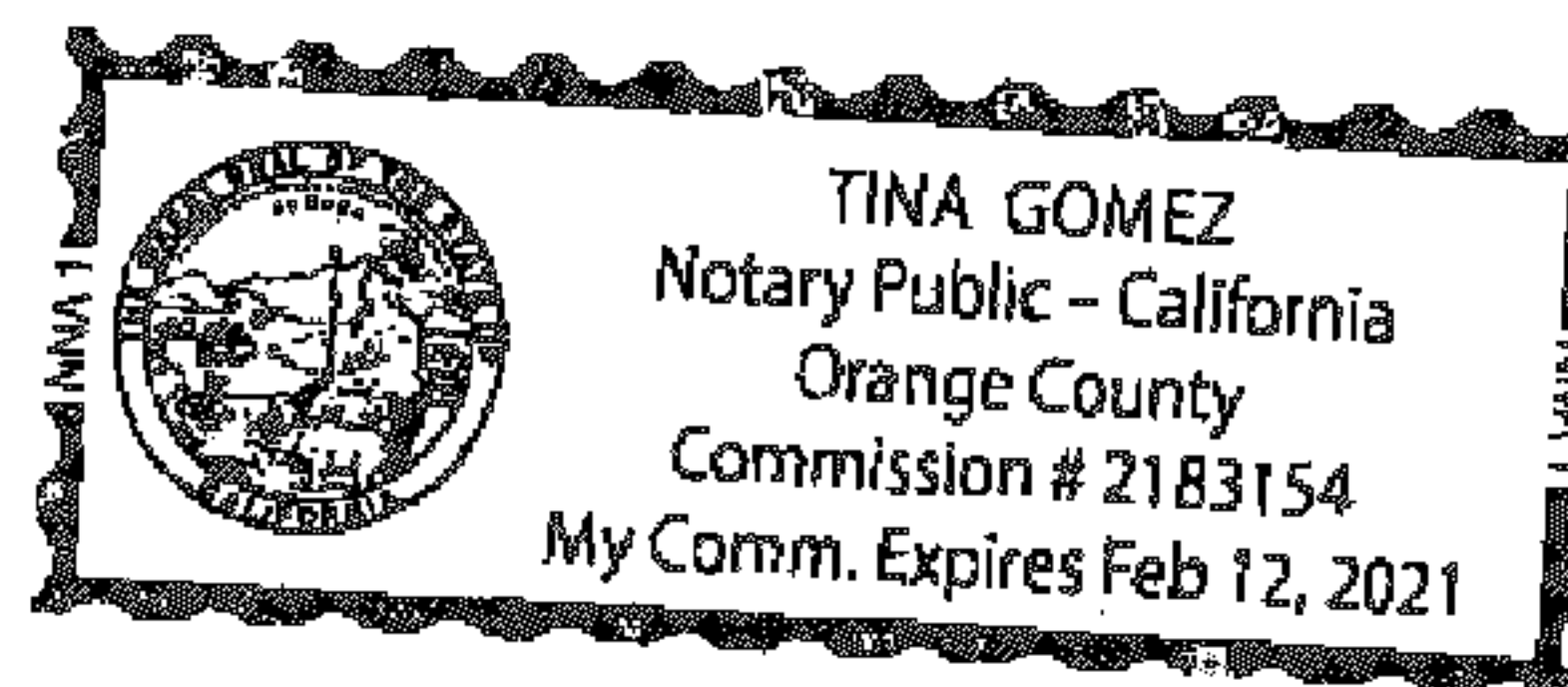
Given under my hand and seal of office on this 13th day of March, 2018


Notary Public Signature

Tina Gomez
Notary Public Printed Name

My commission expires:

2/12/2021



SCHEDULE A

Lot 38, according to the Map of Qual Run Phase 3, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

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>Nationstar REO SUB 1B, LLC</u>	Grantee's Name	<u>Thaddeus Peoples</u>
Mailing Address	<u>8950 Cypress Waters Blvd.</u>	Mailing Address	<u>6144 Valley Station Drive</u>
	<u>Coppell, TX 75019</u>		<u>Pelham, AL 35124</u>
Property Address	<u>6144 Valley Station Drive</u>	Date of Sale	<u>3/22/18</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$ 154,900.00</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	<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).

Date 3/22/18

Print Courtney Snow

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 12:34:08 PM
\$179.00 CHERRY
20180404000111860

