

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-REO180089ATN

**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 2010-1 American General Mortgage Pass-Through Certificates Series 2010-1 ("GRANTOR(S)"), in hand paid by Heide Felber ("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 78, according to the Survey of Kentwood 2<sup>nd</sup> Addition Phase I, as recorded in Map Book 18 Page 60 in the Probate Office of Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 10/16/2017, filed on 10/17/2017 and recorded in Inst #20171017000378280, aforesaid records.

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



20180501000147140 1/3 \$29.00  
Shelby Cnty Judge of Probate: AL  
05/01/2018 01:00:37 PM FILED/CERT

Shelby County, AL 05/01/2018  
State of Alabama  
Deed Tax: \$8.00

Deed (Statutory Warranty \_AL)

AL-REO180089ATN

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 29th day of March, 2018.

WITNESSES

[Signature]  
Printed Name: Florika Baldwin  
[Signature]  
Printed Name: David Talamantes

GRANTOR:

U.S. Bank National Association as Trustee for  
American General Mortgage Loan Trust  
2010-1 American General Mortgage  
Pass-Through Certificates Series 2010-1

BY: [Signature]  
Nationstar Mortgage, LLC its attorney-in-fact by  
virtue of that certain Power of Attorney  
recorded in Book LR7290 Page 1829, Mobile  
County, Alabama records  
**Jeannine Hanson**  
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF Colorado  
COUNTY OF Denver  
I, Dannille Chapman a Notary Public, in and for said County in said State, hereby certify that  
Jeannine Hanson as Asst. Secretary of Nationstar Mortgage, LLC  
attorney in fact for U.S. Bank National Association as Trustee for American General Mortgage Loan Trust  
2010-1 American General Mortgage Pass-Through Certificates Series 2010-1, 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.

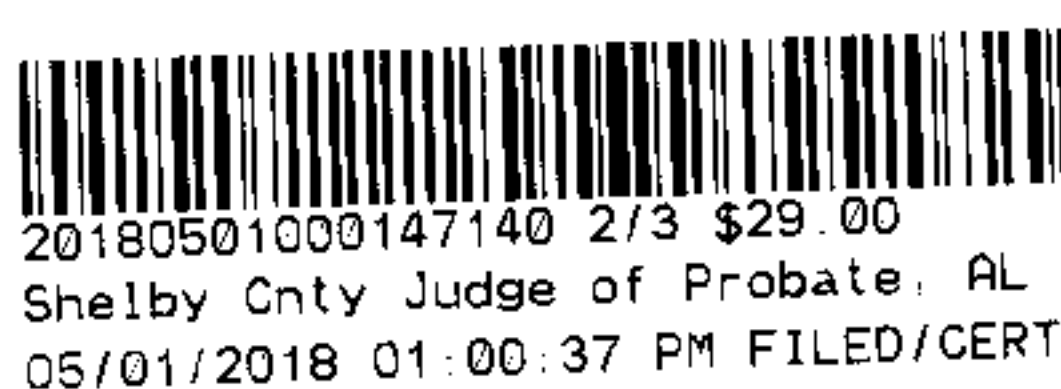
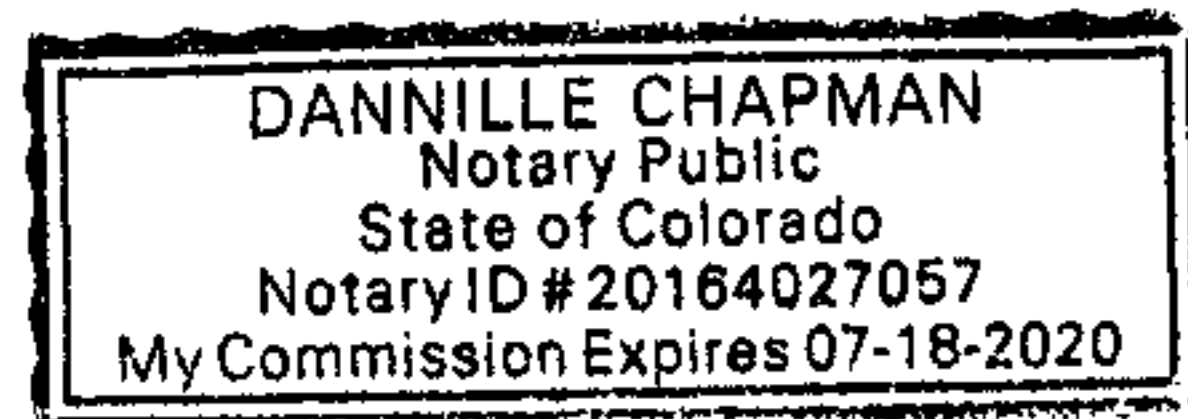
Given under my hand and official seal this the 29th day of March, 18.

[Signature]  
Notary Public  
My Commission Expires: 7-18-2020

[Notary Seal]

Grantee's Mailing Address:

136 Kentwood Way  
Alabaster, AL 35007



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.S. Bank National  
Association as Trustee  
for American General  
Mortgage Loan Trust  
2010-1 American  
General Mortgage  
Pass-Through  
Certificates Series  
2010-1

Grantee's Name: Heide Felber

Mailing Address: 8950 Cypress Waters  
Boulevard  
Coppell, TX 75019

Mailing Address: 136 Kentwood Way  
Alabaster, AL 35007

Property Address: 136 Kentwood Way  
Alabaster, AL 35007

Date of Sale: March 30, 2018

Total Purchase Price: \$160,000.00

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 Other  
☐ 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).

Jeannine Hanson

Date 03/30/2018

Print

Assistant Secretary

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20180501000147140 3/3 \$29.00  
Shelby Cnty Judge of Probate: AL  
05/01/2018 01:00:37 PM FILED/CERT

Form RT-1