



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2018 10:58:28 AM
\$90.00 JESSICA
20180502000148760

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05/02/2018 10:58:28 AM
DEEDS 1/1

This instrument was prepared by:
(Name) Halbrooks & Allen, LLC
(Address) #1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
(Name) Jeffrey Brian Duncan
(Address) 2004 Woodsorrel Drive
Hoover, AL 35244
(which is the property address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That for and in consideration of Three Hundred Seventy-Three Thousand Four Hundred Sixty-Five
and No/100 ----- (\$ 373,465.00) Dollars
(as evidenced by closing statement)

and other good and valuable consideration to the undersigned

National Residential Nominee Services, Inc., a Delaware corporation (Grantor),
whose address is 7161 Bishop Road, Suite 150, Plano, TX 75024

in hand paid by Jeffrey Brian Duncan (Grantee),

(whose address is the property address)

the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents
grant, bargain, sell and convey unto the said Grantee the following described real estate situated
in ~~Xavier~~ County, Alabama, to wit:

Shelby

Lot 14, according to the Amended Map of Riverchase West, as recorded in
Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.

\$ 298,772.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this
17th day of April, 2018.

National Residential Nominee Services, Inc.

By:

STATE OF TEXAS)

Corporate Acknowledgment

COUNTY OF COLLIN)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Sheppi Fowler whose name as Vice President
for/of National Residential Nominee Services, Inc., a corporation, is
signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such
officer and with full authority, executed the same voluntarily for and as the act of said
corporation on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2018.

Notary Public

My Commission Expires: 11/11/22

