



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

*James W. Fuhrmeister*

20180502000148760  
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 ~~Xxxxxxx~~ 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: *Sheepi Fowler*

STATE OF Texas )

COUNTY OF Collin )

Corporate Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Sheepi 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.

My Commission Expires: 1/11/22

Heather Perkins  
Notary Public

