AL-18090012S

This instrument was prepared by:

Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To:

Robert Nathan Hall
60 Baron Drive
Chelsea, AL 35043

20181010000360690
10/10/2018 09:21:17 AM
DEEDS 1/7

Return to:
Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

THE STATE OF NC
MECK COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 36,000.00 Dollars, to the undersigned grantor(s), **Embrace Home Loans, Inc.** in hand paid by **Robert Nathan Hall**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Robert Nathan Hall, a married man**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Robert Nathan Hall, a married man** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 07/31/2018 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

AL-18090012S

In Witness Whereof, we have hereunto set our hands and seals, this 24 day of September 20 18

Embrace Home Loans, Inc.

By: RoundPoint Mortgage Servicing Corporation as its attorney in fact

By: Hannah Harvey
Printed Name: Hannah Harvey
Title: BK Oversight Mgr of RoundPoint Mortgage Servicing Corporation as attorney in fact

The State of North Carolina

Mecklenburg County

JALPA R. PATEL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
August 24, 2022

I, Jalpa Patel a Notary Public in and for said County, in said State, hereby certify that Hannah Harvey whose name as BK Oversight Manager of RoundPoint Mortgage Servicing Corporation as attorney in fact for RoundPoint Mortgage Servicing 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact as aforesaid.

Given under my hand this the 24 day of September, 2018

Notary Public

JALPA R. PATEL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
August 24, 2022

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EXHIBIT "A"

Commencing at the Southeast corner of the Northeast ¼ of the Northwest ¼ of Section 11, Township 19 South, Range 2 East, thence running West along the South boundary line of said Northeast ¼ of the Northwest ¼, 748.00 feet to the Point of Beginning, thence continue along the South boundary pine of the said ¼-¼ a distance of 252.00 feet thence run North 00 degrees 37 minutes 41 seconds West for a distance of 207.78 feet measured (208.00 feet deed); thence run North 85 degrees 56 minutes 22 seconds East for a distance of 252.00 feet; thence run South 00 degrees 44 minutes 03 seconds East for a distance of 217.90 feet measured (208.00 feet deed) to the Point of Beginning.

The hereinabove described property being one and the same as described in mortgage recorded in Instrument Number 20090814000314330 and deed recorded in Instrument Number 2001-18056.

THIS INSTRUMENT WAS PREPARED BY
Embrace Home Loans 5016 Parkway Plaza Blvd. Charlotte, NC 28217.
NAME ADDRESS

LIMITED POWER OF ATTORNEY

Embrace Home Loans, Inc. ("Owner"), a Rhode Island corporation, whose address is 25 Enterprise Center, Middletown, Rhode Island 02842, constitutes and appoints RoundPoint Mortgage Servicing Corporation ("RoundPoint"), a Florida corporation, its true and lawful attorney-in-fact, in its name, place and stead to take the following designated actions in connection with any mortgage loan or real estate owned property (each, a "Mortgage Loan") owned by Owner:

1. To ask, demand, sue for, collect and receive all sums of money, debts or other obligations of any kind with respect to a Mortgage Loan which is now or shall after this date become due, owing or payable, or otherwise belong to Owner, to settle and compromise any of such debts or obligations that may be or become due to Owner, to endorse in the name of Owner for deposit in the appropriate account any instrument payable to or to the order of Owner; in each case with respect to a Mortgage Loan.

2. To make demand(s) on behalf of Owner upon any or all parties liable on a Mortgage Loan; to declare defaults with respect to a Mortgage Loan; to give notices of intention to accelerate; to give notices of acceleration and any other notices as RoundPoint deems reasonably appropriate; to post all notices as required by law and the documents securing a Mortgage Loan in order to foreclose such Mortgage Loan; to handle all aspects of foreclosure on behalf of Owner, including, but not limited to, conducting the foreclosure sale, bidding for Owner and executing all documents including all deeds and conveyances needed to effect such foreclosure sale and/or liquidation; to execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of real estate owned property, including, but not limited to, grant, warranty, quit claim and statutory deeds or similar instruments of conveyance; to execute any documents or instruments in connection with any bankruptcy or receivership of a mortgagor on a Mortgage Loan; to file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including, but not limited to, any deficiency amounts due following foreclosure; to take such other actions and exercise such rights which may be taken by Owner under the terms of any Mortgage Loan, including, but not limited to, satisfaction, release, cancellation or discharge of mortgage, eviction, unlawful detainer, or similar dispossessory proceeding, sale, taking possession of, release of security instruments, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof; and to assign, convey, accept or otherwise transfer, Owner's interest in any Mortgage Loan.

3. To perform all other acts and do all other things as may be reasonably necessary to manage the Mortgage Loans.

Owner hereby gives RoundPoint full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as Owner might or could do, and hereby does ratify and confirm all actions that RoundPoint hereunder has taken or shall lawfully do or cause to be done by authority hereof.

Nothing herein shall give the attorney-in-fact hereunder the right or power to negotiate or settle any suit, counterclaim or action against Owner. Owner shall have no obligation to inspect or review any agreement or other document or item executed by the attorney-in-fact hereunder on behalf of Owner pursuant to this Limited Power of Attorney and as such, the attorney-in-fact hereunder expressly acknowledges that Owner is relying upon such attorney-in-fact to undertake any and all necessary procedures to confirm the accuracy of any such agreement, document or other item.

This Limited Power of Attorney shall continue in full force and effect unless terminated in writing by an officer of Owner so authorized to do so (a "Revocation").

Any third party may rely upon a copy of this Limited Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the attorney-in-fact hereunder to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of such attorney-in-fact for all purposes of this Limited Power of Attorney, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless such third party has received actual written notice of a Revocation.

No attorney-in-fact hereunder shall be obligated to furnish a bond or other security in connection with its actions hereunder.

Owner authorizes RoundPoint, by and through any of its directors or officers, or any other employee who is duly authorized by RoundPoint as attorney-in-fact appointed hereunder, to certify, deliver, and/or record copies and originals of this Limited Power of Attorney.

If any provision of this Limited Power of Attorney shall be held invalid, illegal or unenforceable, the validity, legality or enforceability of each of the other provisions hereof shall not be affected thereby.

[Signature Page Follows]

Page: 2 OF 3
20161209000036743

IN WITNESS WHEREOF, Owner has caused this Limited Power of Attorney to be executed and subscribed in its name as of September 13, 2016.

EMBRACE HOME LOANS, INC.

By: [signature]
Name: NANCY E JARBOE
Title: VICE PRESIDENT

WITNESS:

By: [signature]
Name: BETH MURPHY

WITNESS:

By: [signature]
Name: GINA CABECEIRAS

STATE OF RHODE ISLAND)
) ss
COUNTY OF NEWPORT)

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201612090036743

On the 23 day of September, 2016, before me, the undersigned Notary Public, authorized in and for said State, personally appeared NANCY E. JARBOE personally known to me (or proven to me on the basis of satisfactory evidence) to be the individual, whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entity, upon behalf of which he/she acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed my official seal.

[signature]
Notary Public

[Seal] NOTARY PUBLIC STATE OF RHODE ISLAND

My Commission Expires:

MARLENE SAWYER
Notary Public-State of Rhode Island
My Commission Expires
June 03, 2018

AL-18090012S

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Embrace Home Loans, Inc.	Grantee's Name:	Robert Nathan Hall
Mailing Address:	c/o RoundPoint Mortgage Servicing Corporation, 5016 Parkway Plaza Blvd Charlotte, NC 28217	Mailing Address:	60 Baron Drive Chelsea, AL 35043
Property Address:	177 SOUTHERN ST Vincent, AL 35178	Date of Sale:	10/8/18
		Total Purchase Price:	36,000.00

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
X Sales Contract
__ 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. 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: 10/8/18

✓ Unattested

(verified by)

Print: Kendra Martin

Sign: K. Martin

(Grantor/Grantee/Owner/Agent) circle one

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/10/2018 09:21:17 AM
$69.00 KIMBERLY
20181010000360690