

20190219000053280
02/19/2019 02:01:49 PM
DEEDS 1/4

)
)
)
)
)
)
)
)
)

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Johnny Jones
2548 Sadler Ridge Road
Mc Calla, AL 35111

File #: 101-10095337

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED FIFTY and 00/100 (\$131,250.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to JOHNNY JONES, whose address is 2548 Sadler Ridge Road, Mc Calla, AL 35111, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Property Address: 1434 Navajo Trail, Alabaster, AL 35007

Parcel ID: 13-7-26-3-003-036.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 1 day of Feb., 2019.

M Beth Dufficy
Witness

M. Beth Dufficy
Printed Name

Jeffrey Nayers
Witness

JEFFREY NAYERS
Printed Name

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6
By NATIONSTAR MORTGAGE LLC as attorney in fact

By: Karen Skinner

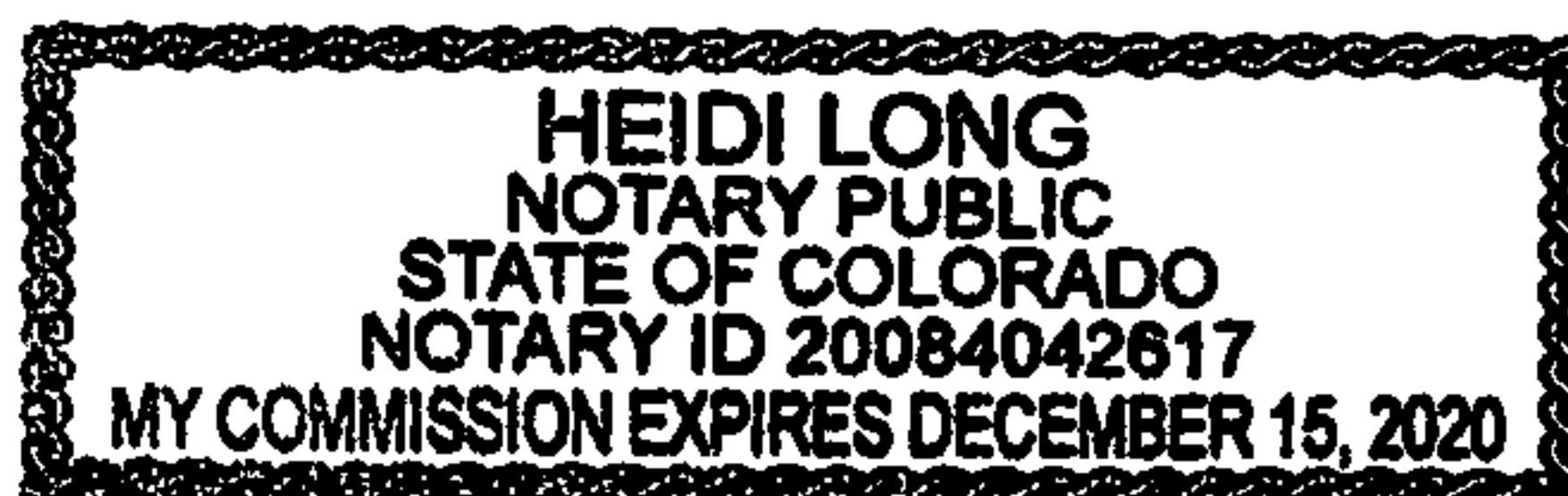
Name/Title: Karen Skinner
Asst. Secretary

STATE OF CO

COUNTY OF Douglas

I, a Notary Public, in and for said County in said State, hereby certify that Karen Skinner whose name is Asst. Sec. of NATIONSTAR MORTGAGE LLC as attorney in fact for NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 1 day of February, 2019



Heidi Long
Notary Public
My commission expires 12-15-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

LOT 34, ACCORDING TO MAP OF NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN THE TOWN OF ALABASTER, 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 New Residential Mortgage Loan
 Mailing Address Trust 2017-6
8950 Cypress Waters Blvd
Coppell, TX 75019

Grantee's Name Johnny Jones
 Mailing Address 2548 Sadler Ridge Road
Mc Calla, AL 35111

Property Address 1434 Navajo Trail
Alabaster, AL 35007

Date of Sale 2-1-2019
 Total Purchase Price \$ 131,250.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 02/19/2019 02:01:49 PM
 \$155.50 CHERRY
 20190219000053280

Ann S. Byrd

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
☐ 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).

Date 2-19-2019

Print Ann S. Byrd

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1