

20190305000070170  
03/05/2019 02:35:26 PM  
DEEDS 1/4

Commitment Number: 180310470  
Seller's Loan Number: 406610683

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**34-3-06-2-002-003.00**

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**SPECIAL/LIMITED WARRANTY DEED**

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, whose mailing address is **8950 CYPRESSWATERS BLVD, COPPELL, TX 75019**, hereinafter grantor, for \$137,480.00 (One Hundred Thirty Seven Thousand Four Hundred Eighty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **PAT H. TAYLOR**, hereinafter grantee, whose tax mailing address is **1225 County Road 54, Montevallo, AL 35115**, the following real property:

**LOT 43, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B,C, & D, IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM TONYA L. SIMS TO NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER AS DESCRIBED IN FORECLOSURE DEED, DATED 7/3/2018, RECORDED 7/5/2018, IN INSTRUMENT# 20180705000238200, SHELBY COUNTY RECORDS. TAX ID# 34-3-06-2-002-003.00**

**Property Address is: 1037 Seminole Place, Calera, AL 35040**

**Being the same property transferred from Shapiro & Ingle, LLP to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER by Mortgage Foreclosure Deed recorded on 7/5/2018 as Instrument No. 20180705000238500.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 20, 2019:

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

By: [Signature]

Name: David Granados

Its: Assistant Secretary

STATE OF Texas  
COUNTY OF Denton

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that David Granados its Assistant Secretary, on behalf of the Grantor **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Secretary and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 20 day of February, 2019

Notary Public

Victor Munoz

20190305000070170 03/05/2019 02:35:26 PM DEEDS 4/4  
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>Nationstar Mortgage LLC</u>	Grantee's Name	<u>PAT H. TAYLOR</u>
Mailing Address	<u>d/b/a Mr. Cooper</u> <u>8950 Cypress Waters Blvd</u> <u>Coppell, TX 75019</u>	Mailing Address	<u>1225 County Road 54</u> <u>Montevallo, AL 35115</u>
Property Address	<u>1037 Seminole Place</u> <u>Calera, AL 35040</u>	Date of Sale	<u>February 20, 2019</u>
		Total Purchase Price \$	<u>137,480.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's Market Value \$	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>x Sales Contract</u>	<u>Other</u>
<u>x Closing Statement</u>	

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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_\_  
Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/05/2019 02:35:26 PM  
\$161.50 CHERRY  
20190305000070170

*Allen S. Bayl*

Form RT-1