AL-19020025S

This instrument was prepared by:

Victor Kang Rubin Lublin AL, LLC 100 Concourse Parkway, Suite 115 Birmingham, AL, 35244 Send Tax Notices To:

20190326000095820 03/26/2019 09:21:57 AM DEEDS 1/4

Joshua Smitherman 136 Mulberry Ln Shelby, AL 35143

Return to:

Rubin Lublin, LLC

Attn: Closing Department

3145 Avalon Ridge Place, Suite 100

Peachtree Corners, GA 30071

THE STATE OF \_\_\_\_\_\_ COUNTY

### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 106,500.00 Dollars, to the undersigned grantor(s), NationStar Mortgage LLC d/b/a Mr. Cooper in hand paid by Joshua Smitherman, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said Joshua Smitherman, 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 Joshua Smitherman, 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 12/26/2018 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-19020025S	20190326000095820	U3/2U/2U19 U9:21:.	57 AM DEEDS 2/4
1. <b>^</b>	ve hereunto set our hands and seals	s, this $\underline{\hspace{0.2cm}}$ day of $\underline{\hspace{0.2cm}}$	bas.
20_5			•
			· •
NationStar Mortgage LLC d	/b/a Mr. Cooper		
		•	
Printed Name: Lista M	<del></del>		
Title Assistant Secre	etary		
State of the second			
State OI / CAMO			
County of Deaton			
Personally appeared	before me, the undersigned, a Nota	ry Public in and for said Co	unty and State, the with
named Victor Munoz	with whom I am persor	nally acquainted (or proved	to me on the basis of
satisfactory evidence) and u	vho, upon oath, acknowledged himse		
satistactory evidences, and w	erro, apon oach, achricanteagea inning	entine sent meneracives to be	s a/ u ie
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DAVID ANTHONY GRANADOS

≥ Notary Public, State of Texas

Comm. Expires 07-16-2022

Notary ID 129291265

## **EXHIBIT "A"**

Lot 2 according to First Addition to "Indian Highlands" as shown by map recorded in Map Book 5, Page 6 in the Probate Office of Shelby County, Alabama.

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## AL-19020025S

	Real Estate S	Sales Validation Form		
This Do	cument must be filed in accordan	nce with Code of Alaban	na 1975, Section 40-22-1	
Grantor's Name:	NationStar Mortgage LLC d/b/a Mr. Cooper	Grantee's Name:	Joshua Smitherman	
Mailing Address:	8950 Cypress Waters Boulevard	Mailing Address:	136 Mulberry Ln Shelby, AL 35143	
Property	Coppell, TX 75019 180 CHEROKEE STREET	Date of Sale:	3/15/19	
Address:	Montevallo, AL 35115	Total Purchase Price	: 106,500.00	
The purchase price	or actual value claimed on this fo	orm can be verified in the	e following documentary evidence:	
(check one) (Record	lation of documentary evidence i	s not required)		
Bill of Sale		Appraisal	<b>-</b>	
X Sales Contract		Other		
Closing Statem	ent			
the filing of this for	Ir	structions		
Grantor's name and and their current ma		name of the person or po	ersons conveying interest to property	
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.				
110perty address—t	ne physical address of the proper	ity being conveyed, if a	anaore.	
Date of Sale – the d	ate on which interest to the prope	erty was conveyed.		
conveyed by the ins			perty, both real and personal, being an appraisal conducted by a licensed	
current use valuation	on, of the property as determin r property tax purposes will be	ned by the local officia	mate of fair market value, excluding all charged with the responsibility of will be penalized pursuant to Code of	
accurate. I further		ents claimed on this for	ntained in this document is true and may result in the imposition of the	
Date: 3/15/19	<u>4</u>	Print: 0	mara Antora	
Unattested	(verified by)	Sign:(Granton	Grantee/Owner/Agent) circle one	

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/26/2019 09:21:57 AM S130.50 CHERRY

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