

AL-19020049S

This instrument was prepared by:

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

Send Tax Notices To:

AlaVest, LLC
5916 Waterscape Pass
Birmingham, AL 35244

20190327000097560
03/27/2019 11:46:54 AM
DEEDS 1/4

Return to:

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

THE STATE OF Texas
Denton COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 81,666.00 Dollars, to the undersigned grantor(s), **Nationstar Mortgage LLC d/b/a Mr. Cooper** in hand paid by **AlaVest, LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **AlaVest, LLC**, 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 **AlaVest, LLC** 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 01/15/2019 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.

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AL-19020049S

In Witness Whereof, we have hereunto set our hands and seals, this 7 day of March,
2019

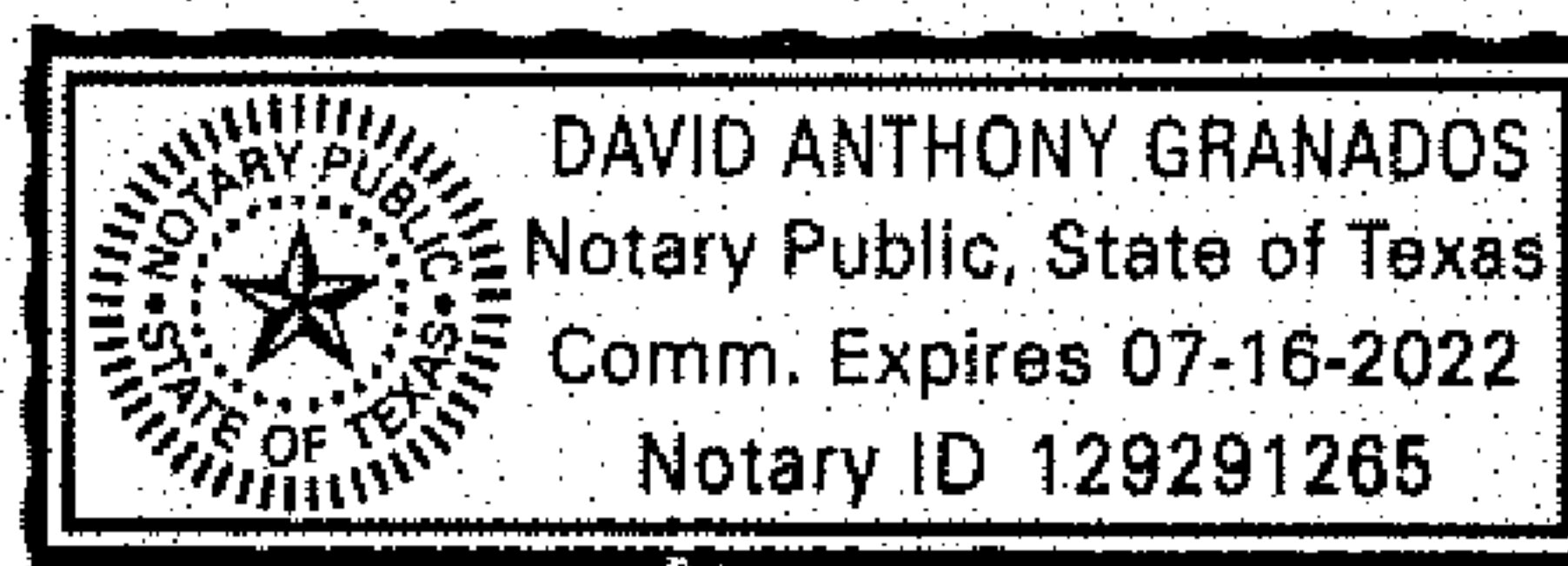
Nationstar Mortgage LLC d/b/a Mr. Cooper

By: [Signature]
Printed Name: Victor Munoz
Title: Assistant Secretary
State of Texas
County of Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the **Assistant Secretary** of Nationstar Mortgage LLC d/b/a Mr. Cooper, a limited liability company, the within named bargainor, and that he/she/they, as such Victor Munoz, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as Assistant Secretary.

WITNESS my hand, at office, this 7 day of March, 2019.

[Signature]
Notary Public



My Commission Expires: 7-16-2022

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EXHIBIT "A"

Lots 13 and 14, Block 96, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name:	Nationstar Mortgage LLC	Grantee's Name:	AlaVest, LLC
	d/b/a Mr. Cooper		
Mailing Address:	8950 Cypress Waters	Mailing Address:	5916 Waterscape Pass
	Boulevard		Birmingham, AL 35244
	Coppell, TX 75019		
Property	255 16TH ST	Date of Sale:	03/27/2019
Address:	Calera, AL 35040		
		Total Purchase Price:	81,666.00

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
☒ 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.

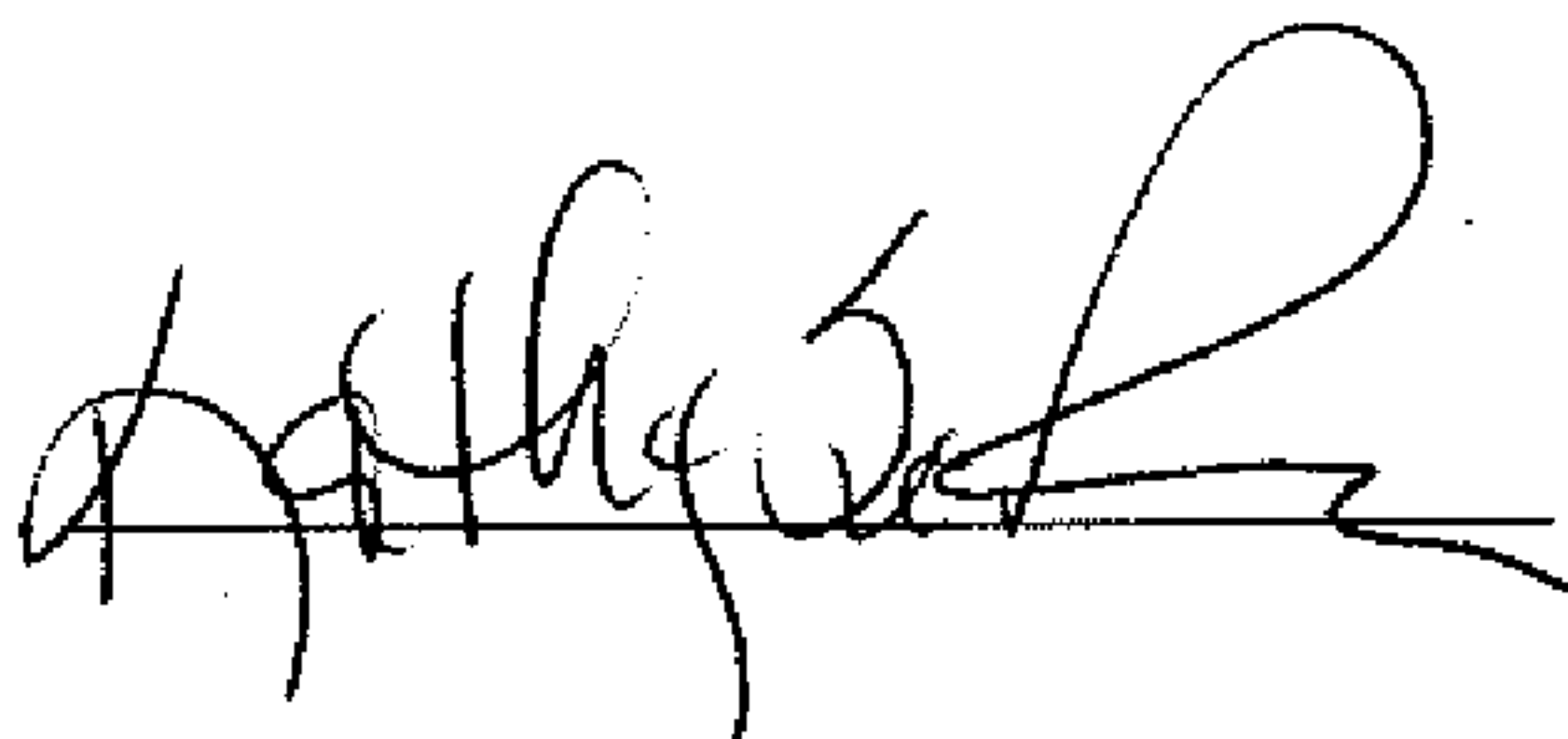
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 3/27/19

☐ Unattested



Print: Kendra Martin

Sign: K. Martin
 Agent.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/27/2019 11:46:54 AM
 \$106.00 CHARITY
 20190327000097560

Allen S. Boyd