

20190725000267200
07/25/2019 03:06:48 PM
DEEDS 1/4

AL-19060030S

This instrument was prepared by:

Victor Kang
Rubin Lublin AL, LLC
200 Clinton Ave. West, Suite 406
Huntsville, AL, 35801

Send Tax Notices To:

Kripal Singh and Shipra Verma
629 Willow Crest Rd
Vestavia Hills, AL 35226

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 85,000.00 Dollars, to the undersigned grantor(s), **Nationstar Mortgage LLC d/b/a Mr. Cooper** in hand paid by **Kripal Singh and Shipra Verma**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Kripal Singh and Shipra Verma, husband and wife**, 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 **Kripal Singh and Shipra Verma, husband and wife** 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 05/23/2019 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-190600305

In Witness Whereof, we have hereunto set our hands and seals, this 26 day of June, 2019

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: [Signature]

Printed Name: David Granados
Title: Assistant Secretary

STATE OF Texas

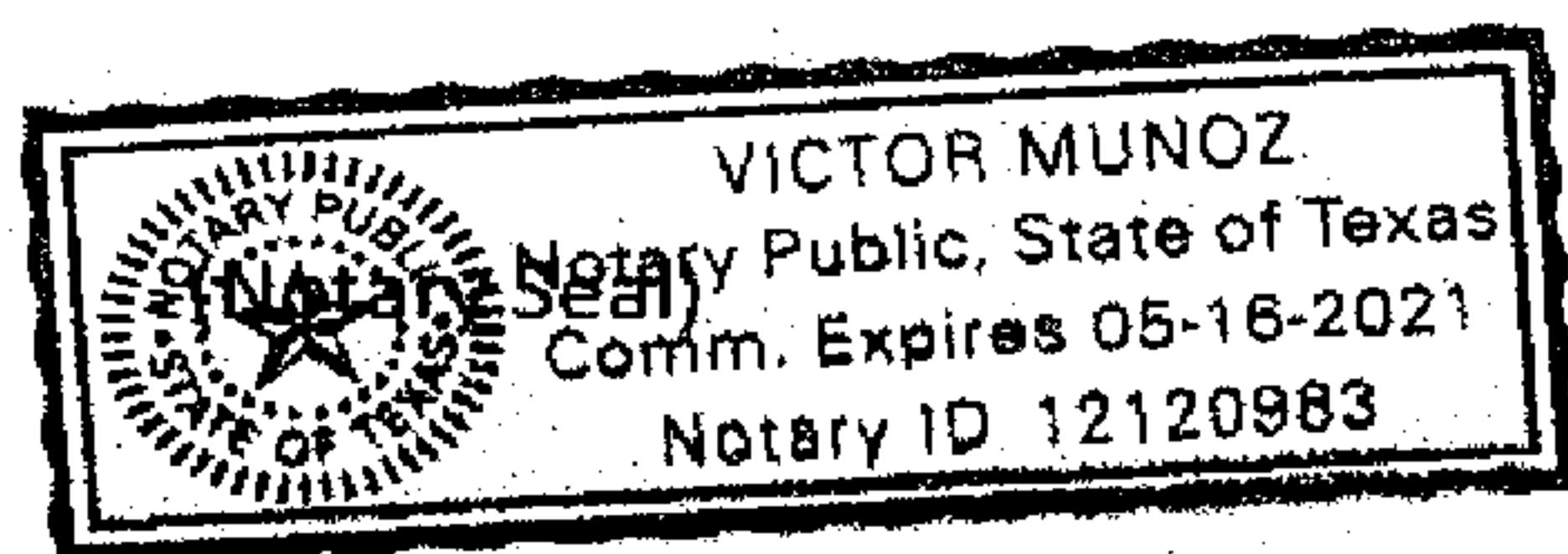
COUNTY OF Denton

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Nationstar Mortgage LLC.
David Granados whose name as Assistant Secretary of d/b/a Mr. Cooper has signed the foregoing instrument 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 Assistant Secretary

Given Under My Hand and Official Seal this 26 Day of June, 2019.

[Signature]
Notary Public Victor Munoz

My Commission Expires: 5-16-2021



AL-19060030S

EXHIBIT "A"

All that certain parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, being known and designated as Lot 110 according to the Survey of Cambrian Ridge Phase 3 as recorded in Map Book 21 Page 147 in the Probate Office of Shelby County Alabama being situated in Shelby County Alabama. Being more fully described in Deed Inst. # 1997-36023 Dated 10/13/1997 and Recorded 11/04/1997 in Shelby County Records.

AL-19060030S

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: Kripal Singh and Shipra Verma
 d/b/a Mr. Cooper
 Mailing Address: 8950 Cypress Waters Mailing Address: 629 Willow Crest Rd
 Boulevard Vestavia Hills, AL 35226
 Coppel, TX 75019
 Property Address: 456 CAMBRIAN RIDGE TRL Date of Sale: 07/25/2019
 Pelham, AL 35124
 Total Purchase Price: 85,000.00

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
☒ 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: 7/25/19

Unattested

Myrna Lee
 (verified by)

Print: Ruth Sellers

Sign: Ruth Sellers

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/25/2019 03:06:48 PM
 \$109.00 CATHY
 20190725000267200

Allen S. Bayl