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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

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.

[Remainder of Page Intentionally Left Blank]

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Witness Whereof, we have hereunto set our h	nands and seals, this <u>A6</u> day of <u>June</u>
19	
ationstar Mortgage LLC d/b/a Mr. Cooper	
·	
and the same of th	
nted Name: 1 Swid Grandos	
e: Assistant Secretary	
ATE OF Texas	
UNTY OF Denton	
	·
whose na gned the foregoing instrument and who is known	I county, in said State, hereby certify that Notice to Parent Secretary of 3/5/4 ML.Co
whose na gned the foregoing instrument and who is known	me as Assistant Secretary of 3/5/4 ML.Conn to me, acknowledged before me on this day that, being the officer and with full authority executed the same volume.
whose na gned the foregoing instrument and who is know the contents of the conveyance, he/she, as suc	me as Assistant Secretary of 3/5/4 ML.Conn to me, acknowledged before me on this day that, being the officer and with full authority executed the same volume.
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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.

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#### AL-19060030S

### Real Estate Sales Validation Form

	Real Estate Sa	ies vandation rotti	
This De	ocument must be filed in accordance	e with Code of Alabama	1975, Section 40-22-1
Grantor's Name:	Nationstar Mortgage LLC d/b/a Mr. Cooper	Grantee's Name:	Kripal Singh and Shipra Verma
Mailing Address:	8950 Cypress Waters Boulevard Coppell, TX 75019	Mailing Address:	629 Willow Crest Rd Vestavia Hills, AL 35226
Property Address:	456 CAMBRIAN RIDGE TRL Pelham, AL 35124	Date of Sale:	07/25/2019
		Total Purchase Price:	85,000.00
	or actual value claimed on this for dation of documentary evidence is		following documentary evidence:
Bill of Sale		Appraisal	
X Sales Contract		Other	
Closing Staten	nent .		
If the conveyance dethe filing of this for		contains all of the requi	red information referenced above,

### 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 <u>Code of Alabama 1975</u> § 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	Print: Rusla Dllors
Unattested	Myrna Jue sign And Jack
•	(verified by)  (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