

)  
)  
)  
)  
)  
)  
)  
)  
)

---

STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
Sebastian Lara Juarez  
1244 Simmsville Rd. Lot 6  
Alabaster, AL 35007

File #: 101-10308115

**SPECIAL WARRANTY DEED**

Know all men by these presents: That for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, NATIONSTAR MORTGAGE LLC, whose post office address is 8950 Cypress Waters Blvd, Coppell, TX 75019, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to SEBASTIAN LARA JUAREZ, whose address is 1244 Simmsville Rd. Lot 6 Alabaster, AL 35007, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 1337 3rd Court SW, Alabaster, AL 35007  
Parcel ID: 232031001047000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 18<sup>th</sup> day of March, 2021.

[Signature]  
Witness

Dorel Comy  
Printed Name

[Signature]  
Witness

Daryl Sakaguchi  
Printed Name

NATIONSTAR MORTGAGE LLC

By: [Signature]

Title: Assistant Secretary

Printed Name: Sergio Montelongo

STATE OF CA }

COUNTY OF Orange }

I, a Notary Public, in and for said County in said State, hereby certify that Sergio Montelongo whose name is Assistant Secretary of NATIONSTAR MORTGAGE LLC, is signed to the foregoing instrument or conveyance 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 corporation.

Given under my hand this 18<sup>th</sup> day of March, 2021.



[Signature]  
Notary Public  
My commission expires: Oct. 4, 2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:  
Angelina Whittington, Esquire  
840 West Sam Houston Pkwy, Ste. 300  
Houston, TX 77024

**20210406000172550 04/06/2021 03:40:06 PM DEEDS 3/4**

**EXHIBIT "A"**

Lot 35, according to a resurvey of Lots 31, 32 and 33, Kenton Brant Nickerson Subdivision as recorded in Map Book 5, Page 88 in the Probate Office of Shelby County, Alabama.

20210406000172550 04/06/2021 03:40:06 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 Nationstar Mortgage LLC  
Mailing Address \_\_\_\_\_  
8950 Cypress Waters Blvd  
Coppell, TX 75019

Grantee's Name Sebastian Lara Juarez  
Mailing Address \_\_\_\_\_  
1244 Simmsville Rd. Lot 6  
Alabaster, AL 35007

Property Address 1337 3RD COURT SW  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 3-18-2021  
Total Purchase Price \$ 125,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 deed se

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 3/18/21

Print Nationstar Mortgage, LLC  
Sergio Montelongo  
Assistant Secretary

Unattested \_\_\_\_\_

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/06/2021 03:40:06 PM  
\$156.00 JOANN  
20210406000172550

(verified by)

Print Form

Form RT-1

Alvin S. Boyd