

Prepared by and Return to:  
N. John Rudd, Jr.  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
Atlanta, Georgia 30329



20130729000305980 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/29/2013 11:13:00 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

SOURCE OF TITLE:  
Instrument No. 20041029000599040

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **NATIONSTAR MORTGAGE, LLC**, whose principal place of business is located at 350 Highland Drive, Lewisville, TX 75067, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Federal National Mortgage Association** (PO Box 650043, Dallas, TX 75265-0043), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

LOT 4, ACCORDING TO THE SURVEY OF LAUREL WOODS, 6TH SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **Federal National Mortgage Association**, its successors and/or assigns, forever.

*Richardson*

IN WITNESS WHEREOF, Nationstar Mortgage, LLC, has caused this conveyance to be executed in its name by its undersigned officer(s), this 3 day of July, 2013.

Nationstar Mortgage, LLC

Nationstar Mortgage, LLC

By: Jessica Mitchell 7/3/13  
TITLE: Jessica Mitchell  
Assistant Secretary

By: Kiandra Gildon 7-3-13  
TITLE: Kiandra Gildon  
Assistant Secretary

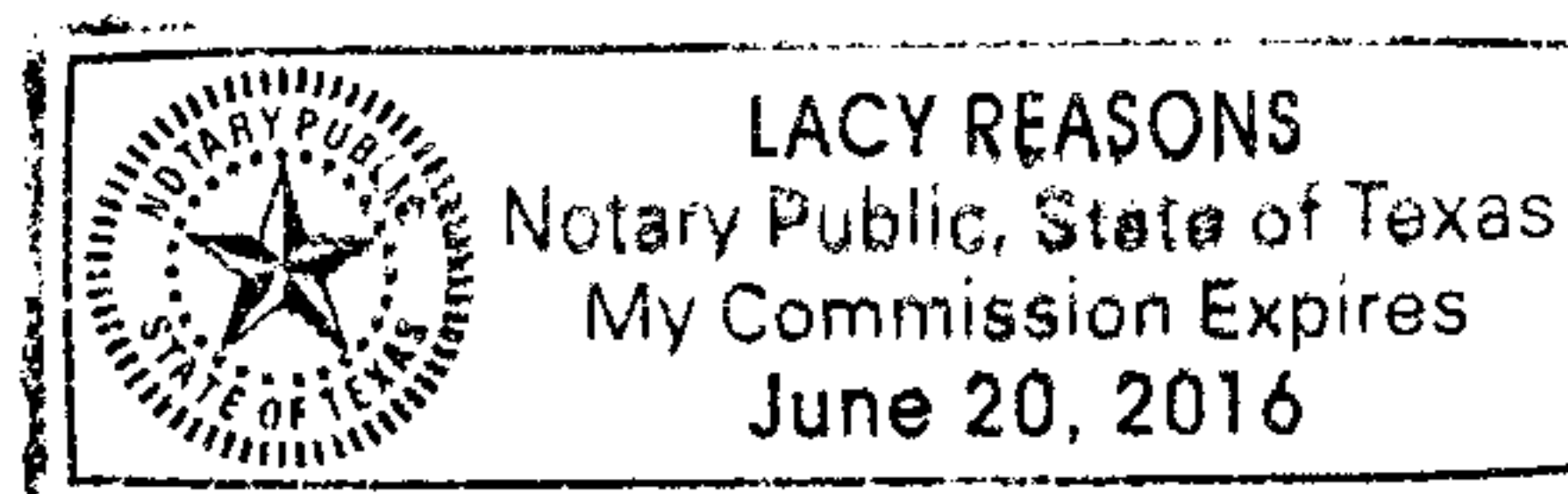


THE STATE OF Texas  
COUNTY OF Denton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Kiandra Gildon and Assistant Secretary who are the Jessica Mitchell and Assistant Secretary, respectively of **NATIONSTAR MORTGAGE, LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 3 day of July, 2013.

Jerry Reason  
NOTARY PUBLIC  
My Commission Expires: 6/20/16





# 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 350 Highland Dr.  
Lewisville, TX 75067

Grantee's Name Federal National Mortgage Assoc.  
Mailing Address PO Box 650043  
Dallas, TX 75265-0043

Property Address 129 Roy Ct  
Helena, AL 35080

Date of Sale 03/28/2013

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \$120,787.51

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

☐ Appraisal

☐ Sales Contract

☒ Other Post FC Conveyance

☐ Closing Statement

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

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 7/11/13

Print Jacqueline Perrice

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

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