

Prepared by Karen Maxcy and Return to:
RCO Legal, P.C.
1587 Northeast Expressway
Atlanta, Georgia 30329

THE STATE OF ALABAMA
COUNTY OF SHELBY

20141030000343410
10/30/2014 02:58:27 PM
DEEDS 1/3

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 Home Loan Mortgage Corporation**, 1410 Springs Hill Road, McLean, VA 22102, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

The property is located in the City of CALERA county of Shelby, state of AL, and is described as follows:

LOT 214 A ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF 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 Home Loan Mortgage Corporation**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused this conveyance to be executed in its name by its undersigned officer(s), this 21 day of October, 2014.

Nationstar Mortgage LLC

By: [Signature] 10/21/2014 By: [Signature] 10/21/2014
TITLE: Assistant Secretary TITLE: Assistant Secretary
Jay Martinez Albert Nguende

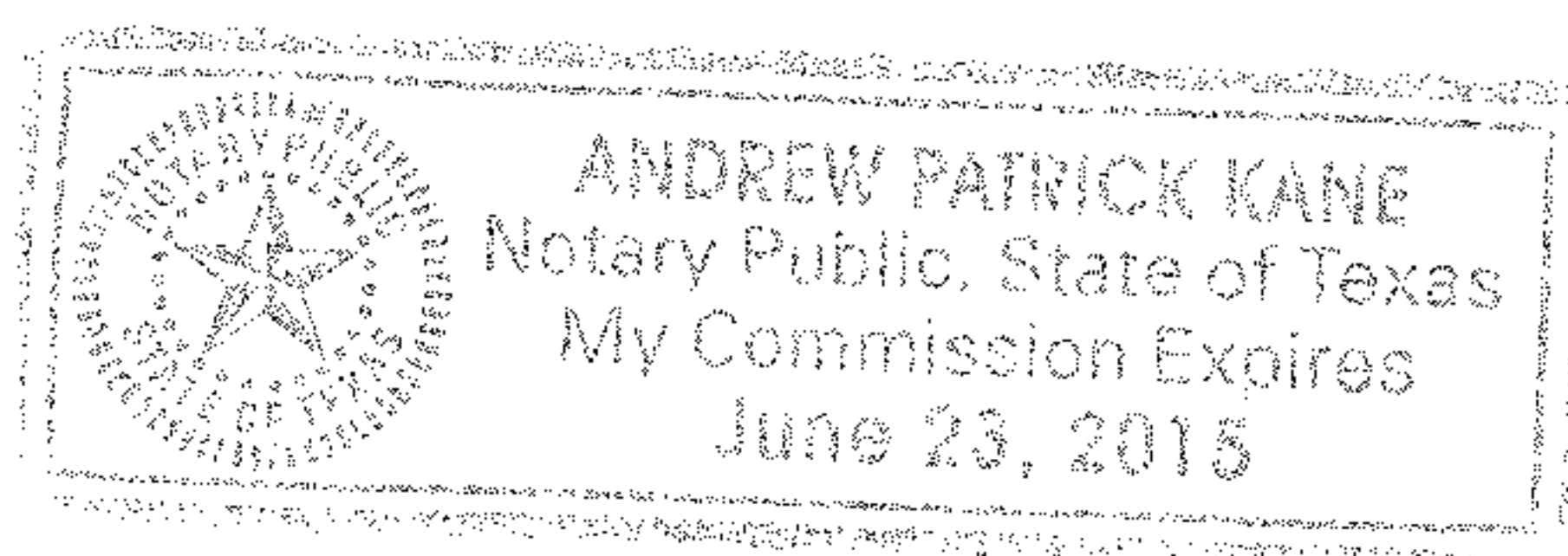
THE STATE OF Texas
COUNTY OF Denton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Jay Martinez and Albert Nguende who are the Assistant Secretary 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 company.

Given under my hand this the 21 day of October, 2014.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6-23-2015



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 Drive
Lewisville TX 75067

Grantee's Name Federal Home Loan Mortgage Corp
Mailing Address 1410 Spring Hills Road
McLean VA 22102

Property Address 2151 VILLAGE LN
Calera AL 35040

Date of Sale 08/28/2014
Total Purchase Price \$ 122537.97

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DEEDS 3/3

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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Sale
☐ 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, 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 10/30/14

Print Darrien Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/30/2014 02:58:27 PM
\$21.00 CHARITY
20141030000343410

Print Form

Form RT-1