

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

20141211000390350
12/11/2014 03:33:39 PM
DEEDS 1/4

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Instrument 20141110000354810

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:

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

Lot 506, according to the Final Plat of Timberlake Sector 5, as recorded in Map Book 36, Page 11, in the Probate Office of Shelby County, Alabama and recorded in Map Book 41, Page 47, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel ID #: 42-28-2-0-64 (Jefferson County) and 12-8-28-0-000-020 (Shelby County)

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.

IN WITNESS WHEREOF, RCO Legal PS as Attorney In Fact for Nationstar Mortgage LLC, has caused this conveyance to be executed in its name by its undersigned officer(s), this 10th day of December, 2014.

RCO Legal PS as Attorney In Fact for Nationstar Mortgage LLC

By: Karen A. Maxcy

TITLE: Attorney In Fact
for Nationstar Mortgage LLC

By: Lacey M. Griffeth

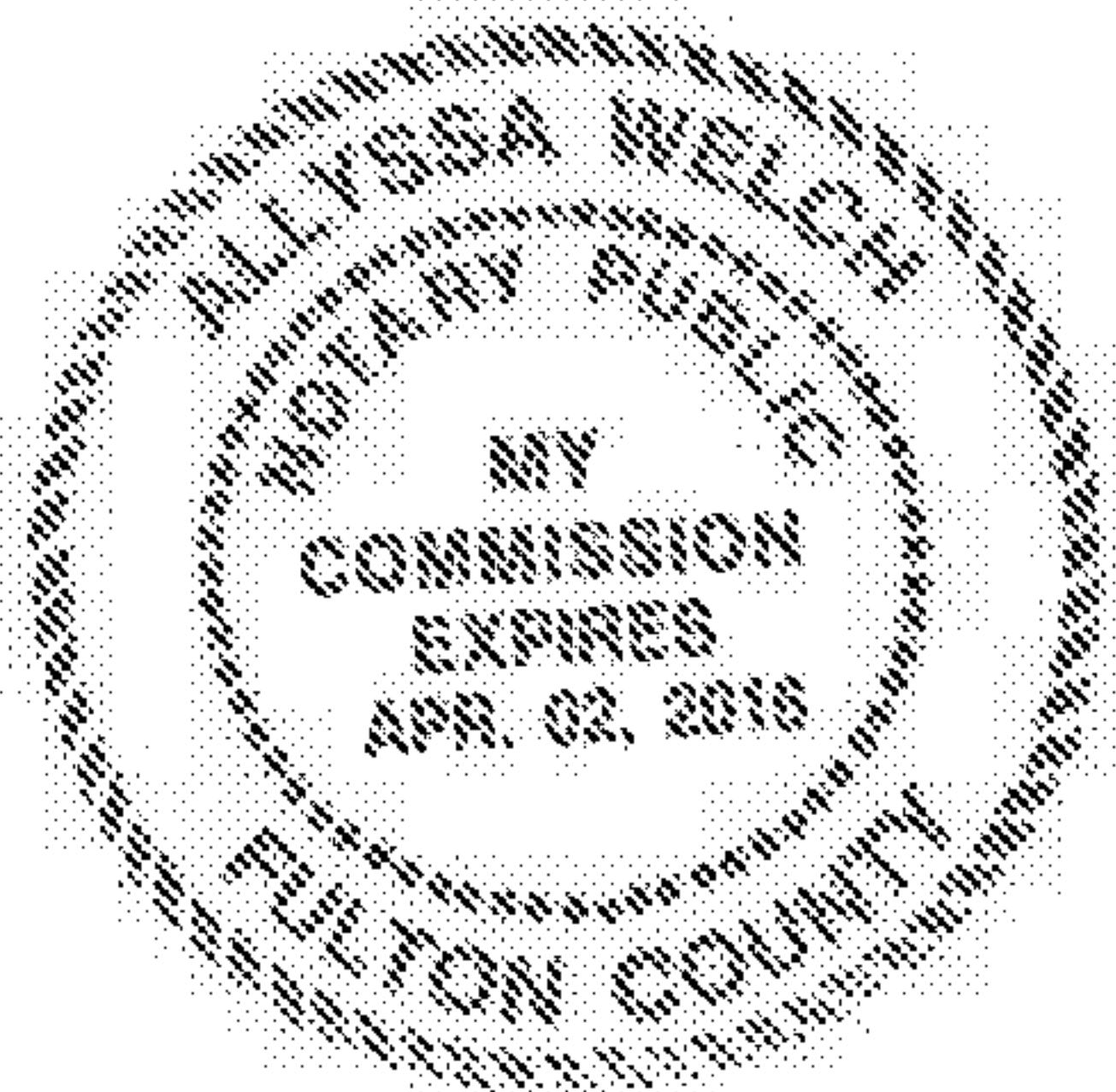
TITLE: Attorney In Fact for
Nationstar Mortgage LLC

THE STATE OF Georgia
COUNTY OF Fulton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Karen Maxcy and Lacey Griffeth who are the AIF and AIF respectively of RCO Legal PS as Attorney In Fact for 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 10th day of December, 2014.

Alyssa Welch
NOTARY PUBLIC
My Commission Expires: April 2, 2016



LIMITED POWER OF ATTORNEY

20141211000390350 12/11/2014 03:33:39 PM DEEDS 3/4

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, NATIONSTAR MORTGAGE LLC, a Delaware limited liability company ("Nationstar"), by these presents does hereby make, constitute and appoint RCO Legal PS ("Agent"), Nationstar's true and lawful attorney-in-fact, and hereby grants it authority and power to take the Actions (as such term is defined herein) in Nationstar's name, place and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with the referral of certain mortgage loan foreclosure activity from Nationstar to Agent.

As used above, the term "Actions" shall mean and be limited to the execution of: Trustee Deeds, Foreclosure Deeds, Grant Deeds, Warranty Deeds, Quit Claim Deeds and similar documents following sale of property at foreclosure; municipal, city, county and state forms and related documents regarding tax exemptions and transfers of property following foreclosure; and, local and state documents required to cancel motor vehicle titles and convert motor vehicle personal property to real property.

With respect to the Actions, Nationstar gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of Texas without regard to conflicts of law principles of such state.

IN WITNESS WHEREOF, Nationstar Mortgage LLC has executed this Limited Power of Attorney this 16 day of May, 2014

NATIONSTAR MORTGAGE LLC

By:

Name:

Title:

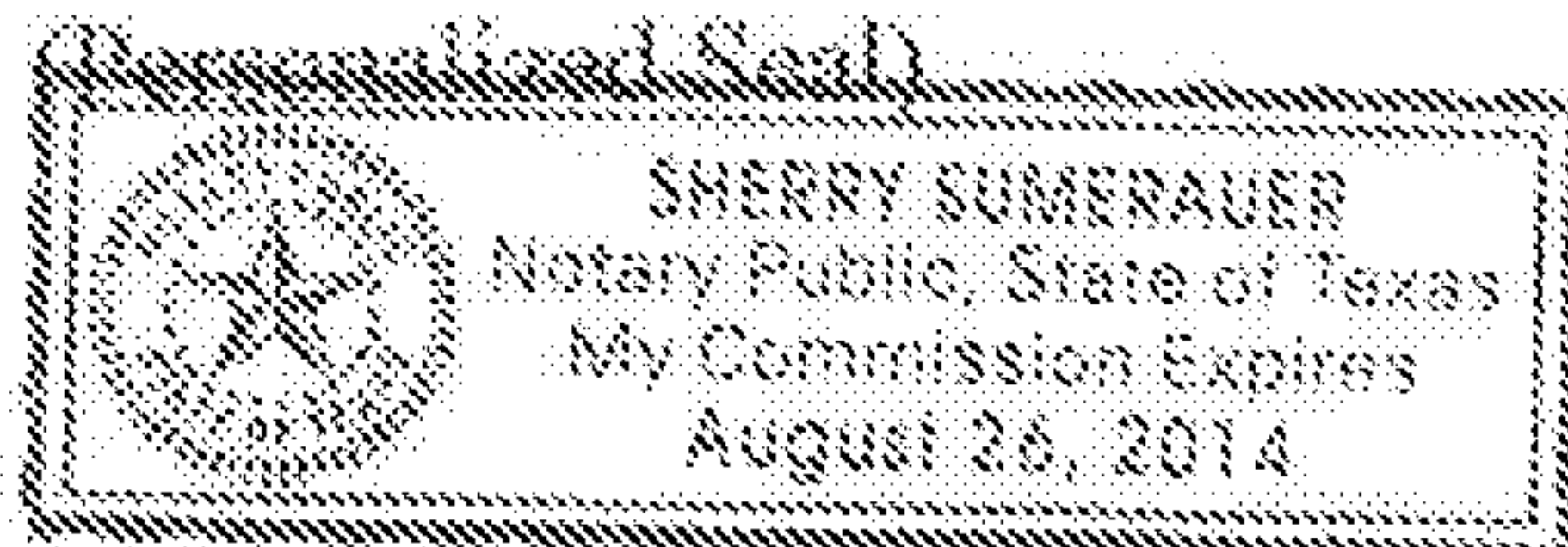
Michael Woods

Vice President

State of Texas

County of Denton

This instrument was acknowledged before me on 16 day of May, 2014 by Michael Woods, Vice President of Nationstar Mortgage LLC, a Delaware limited liability company, on behalf of said LLC.



Notary Public's Signature

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 National Mortgage Associatio
Mailing Address PO Box 650043
Dallas, TX 75265-0043

Property Address 3627 Oakleaf Dr
Bessemer, AL 35022

Date of Sale 09/11/2014

Total Purchase Price \$ 290,939.47

or

Actual Value \$

or

Assessor's Market Value \$

20141211000390350 12/11/2014

03:33:39 PM DEEDS 4/4

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 Foreclosure Sale 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, 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 12/11/14

Print DERRICK SERRY

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
12/11/2014 03:33:39 PM
\$24.00 CHERRY
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Print Form

Form RT-1