

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

20141212000390970
12/12/2014 11:24:00 AM
FCDEEDS 1/3

THE STATE OF ALABAMA
COUNTY OF SHELBY

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** (14221 Dallas Parkway, Suite 1000, Dallas, TX, 75254), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 80, according to the map and survey of Saddle Lake Farms, Second Addition, Phase 2, as recorded in Map Book 29, Page 26, in the Office of the Judge of Probate 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 National Mortgage Association**, 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 3rd day of December, 20 14.

Nationstar Mortgage LLC

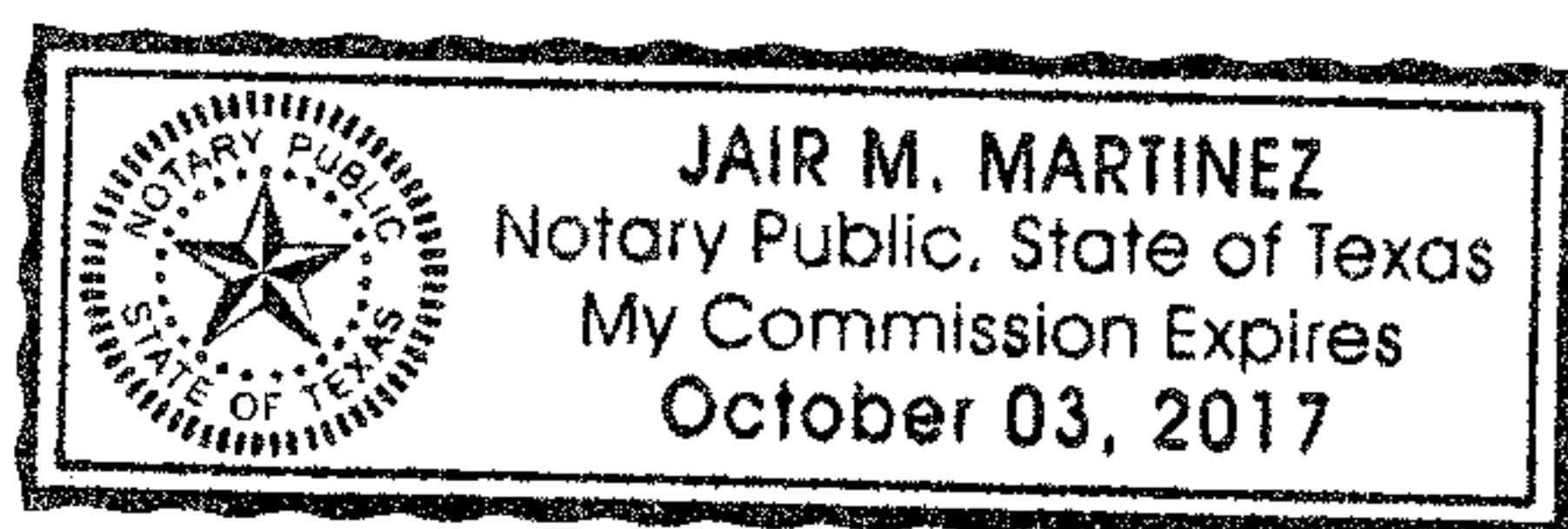
By: [Signature] 12/3/14 By: [Signature] 12-3-2014
TITLE: Assistant Secretary TITLE: Assistant Secretary
Brett Kuchenski Andrew Kane

THE STATE OF Texas
COUNTY OF Denton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Andrew Kane and Brett Kuchenski 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 3rd day of December, 20 14.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10/03/2017



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 14221 Dallas Parkway Suite 1000
Dallas TX 75254

Property Address 139 Thoroughbred Ln
Alabaster AL 35007

Date of Sale 10/02/2014Total Purchase Price \$ 232,494.26

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/12/2014 11:24:00 AM
 \$21.00 CHARITY
 20141212000390970

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 12/12/14Print DERICK SENEY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1