

20200828000380290  
08/28/2020 03:06:08 PM  
DEEDS 1/4

Commitment Number: 191302053  
Seller's Loan Number: 1363393

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

*Assessed Value \$23,560.00*

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20 6 23 0 001 052.008**

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### **QUITCLAIM DEED**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, whose mailing address is **5600 Granite Parkway, Plano, TX 75024**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Nationstar Mortgage LLC d/b/a Mr. Cooper**, hereinafter grantee, whose tax mailing address is **8950 Cypress Waters Blvd. Coppell, TX 75019**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 5, ACCORDING TO THE SURVEY OF PARADISE COVE, AS RECORDED IN MAP BOOK 15, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER TO FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE AS DESCRIBED IN FORECLOSURE DEED, DATED 12/4/2019, RECORDED 1/6/2020, IN INSTRUMENT 20200106000006720, SHELBY COUNTY RECORDS. TAX ID: 20 6 23 0 001 052.008**

**Property Address is: 900 PARADISE COVE LN, UNIT L, WILSONVILLE, AL 35186**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 26, 2020:

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**

By: 

Name: Erich Ludwig

Its: AVP

STATE OF Texas  
COUNTY OF Collin

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Erich Ludwig its AVP, on behalf of the Grantor **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 26 day of August 2020



  
Notary Public

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Federal National Mortgage Assoi  
Mailing Address 5600 Granite Parkway  
Plano, TX 75024

Grantee's Name Nationstar Mortgage LLC  
Mailing Address 8950 Cypress Waters Blvd.  
Coppell, TX 75019

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Property Address 900 Paradise Cove Ln  
Unit L  
Wilsonville, AL 35186

Date of Sale 08/26/2020

Total Purchase Price \$ 0

or

Actual Value \$ 0

or

Assessor's Market Value \$ 23560.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2020 03:06:08 PM  
\$55.00 CHERRY  
20200828000380290

*Allen S. Boyd*

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 \_\_\_\_\_

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 8/28/20

Print

Michael J. Webb

Unattested

*Paula Glass*

(verified by)

Sign

*Michael J. Webb*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1