

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Todd Stewart

5037 Old Cahaba Ave.
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-two thousand six hundred and 00/100 Dollars (\$62,600.00) to the undersigned, MorEquity, Inc., a corporation, by Nationstar Mortgage LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Todd Stewart, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

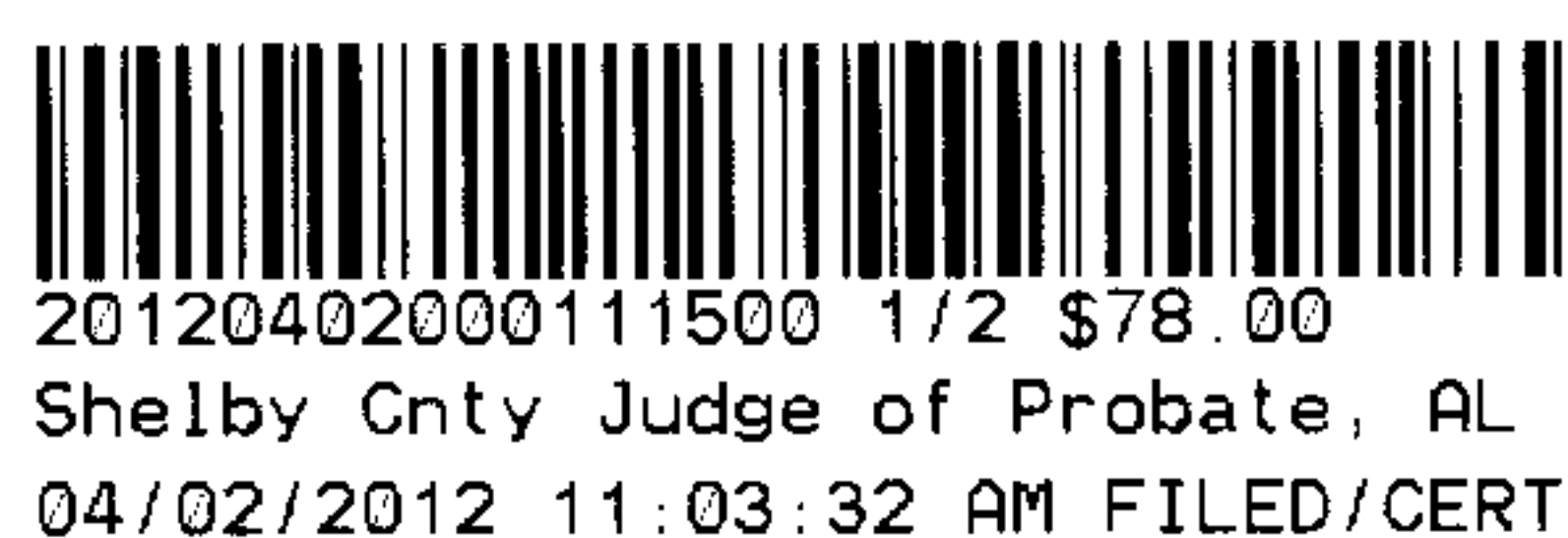
Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recrded plat.
4. Restrictions, covenants and conditions as set out in Deed Book 263, Page 350 and Deed Book 263, Page 335 in said Probate Office.
5. Transmission Line Permit to Alabama Power as shown by instrument recorded in Deed Book 108, Page 379 in said Probate Office
6. Right-of-Way to Alabama Power Company and Southern Bell Telephone & Telegraph recorded in Deed Book 265, Page 223 in said Probate Office.
7. Title to all mineral within and underlying the premises, together with all mining rights and other rights, priveleges and immunities relating thereto, including rights conveyed in Deed Book 281, Page 878.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20111116000346950, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

2011-004805 *SWD*



Shelby County, AL 04/02/2012
State of Alabama
Deed Tax:\$63.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of March, 2012.

MorEquity, Inc.

By Nationstar Mortgage, ^{LIC} as Attorney in Fact

By: *Alison Gammale*

Its Assistant Secretary

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alison Gammale, whose name as Asst. Secretary of Nationstar Mortgage, as Attorney in Fact for MorEquity, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 22 day of March, 2012.

Robin Hoskins

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-004805

