


Prepared by: Mark Baker  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20120620000217400 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/20/2012 10:59:40 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: 1105.J1200504AL

*Monroe*

SOURCE OF TITLE:  
Instrument 20030821000554370  
Pages 1-16

**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 Dr, Lewisville, TX 75067, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (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:

Begin at the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 35, Township 20 North, Range 1 West, Shelby County, Alabama; thence North 89 degrees 12 minutes 54 seconds East, 216.00 feet; thence South 00 degrees 02 minutes 40 seconds East, 141.73 feet to the northerly right of way of County Road 446; thence along said road along a curve to the left said curve having a radius of 201.92 feet along a chord bearing and distance of South 75 degrees 45 minutes 54 seconds West, 107.38 feet; thence continue along said road South 67 degrees 41 minutes 37 seconds West, 120.89 feet; thence leaving said road North 00 degrees 02 minutes 40 seconds West, 211.06 feet to the point of beginning.

According to the survey of Michael G. Moates, dated February 12, 2003.

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 4 day of June, 2012.

**NATIONSTAR MORTGAGE LLC**

ATTEST:

By: *Sherry Sumerauer*  
TITLE: **Sherry Sumerauer**  
**Assistant Secretary**

6/4/12

By:

*[Signature]*  
TITLE: **Darla Duncan**  
**Assistant Secretary**

6/4/12

(Corporate Seal)



THE STATE OF Texas  
COUNTY OF Denton

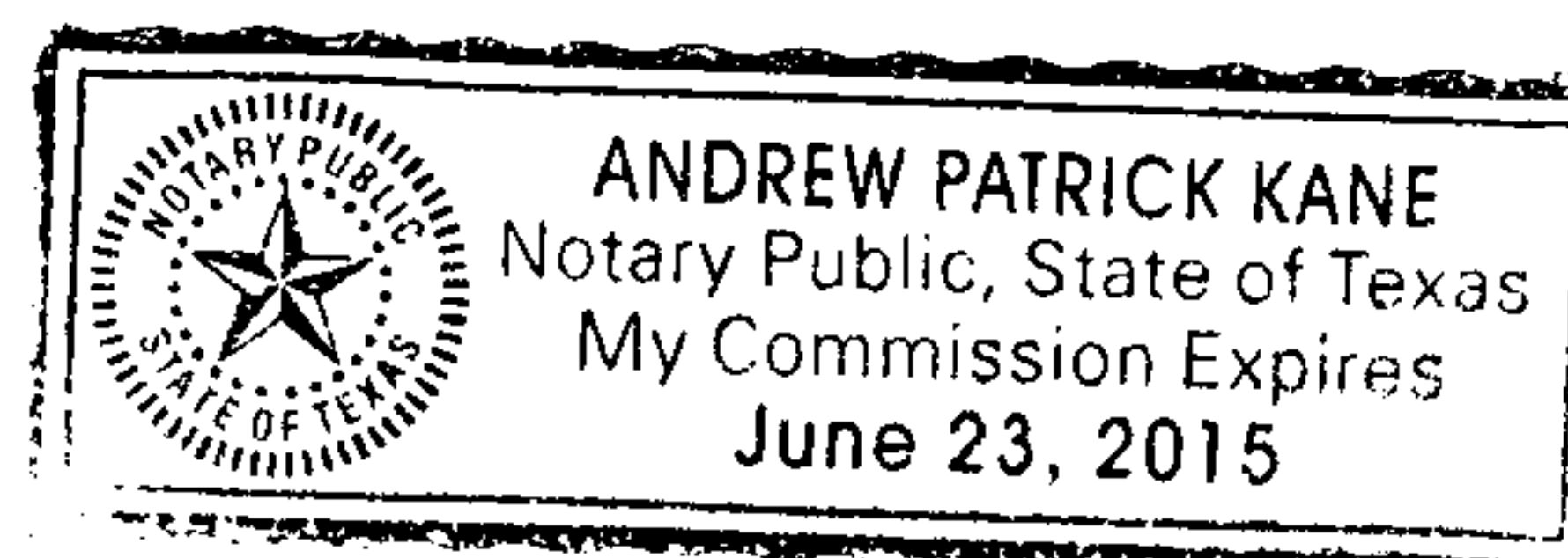
I, the undersigned Notary Public in and for said State and County, do hereby certify that Darla Duncan and Sherry Sumerauer of **NATIONSTAR MORTGAGE LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4<sup>th</sup> day of June, 2012.

*[Signature]*

NOTARY PUBLIC

My Commission Expires: 6-23-2012



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