


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


20120730000274400 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/30/2012 11:53:03 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 1105.J1200143AL

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SOURCE OF TITLE:
Instrument # 20060518000235130

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:

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 7, TOWNSHIP 20, SOUTH, RANGE 1 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 663.45 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE TURN AN ANGLE OF 116 DEGREES 43'35" TO THE LEFT AND RUN ALONG THE SOUTHEAST DIAGONAL LINE OF THE NORTHWEST DIAGONAL HALF OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 DISTANCE OF 467.56 FEET; THENCE TURN AN ANGLE OF 66 DEGREES 37'40" TO THE LEFT AND RUN A DISTANCE OF 454.36 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4; THENCE TURN AN ANGLE OF 86 DEGREES 42'30" TO THE LEFT AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 390.97 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW DIAGONAL 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. SUBJECT TO EASEMENT OF A GRAVEL ROAD - LESS AND EXCEPT: A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 393.08 FEET; THENCE TURN RIGHT 86 DEGREES 57'

18" FOR A DISTANCE OF 221.50 FEET; THENCE TURN RIGHT 121 DEGREES 41'45" FOR A DISTANCE OF 461.32 FEET TO THE POINT OF BEGINNING.

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 6 day of July, 2012.

NATIONSTAR MORTGAGE, LLC

ATTEST:

By: [Signature] 7/6/12
TITLE: Darla Duncan
Assistant Secretary

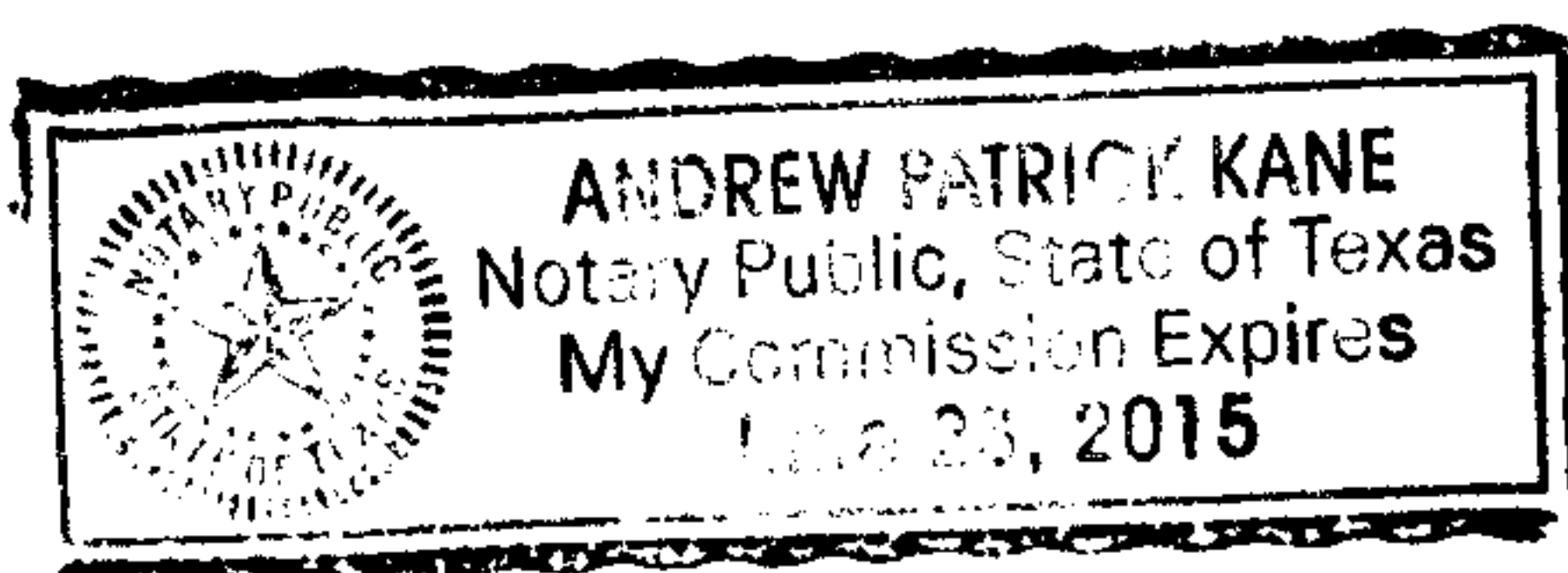
By: [Signature] 7/6/12
TITLE: Sherry Sumerauer
Assistant Secretary
(Corporate Seal)



THE STATE OF TEXAS
COUNTY OF DENTON

I, the undersigned Notary Public in and for said State and County, do hereby certify that Sherry Sumerauer and Darla Duncan 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 6th day of July, 2012.



[Signature]
NOTARY PUBLIC
My Commission Expires: 6-23-2015



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