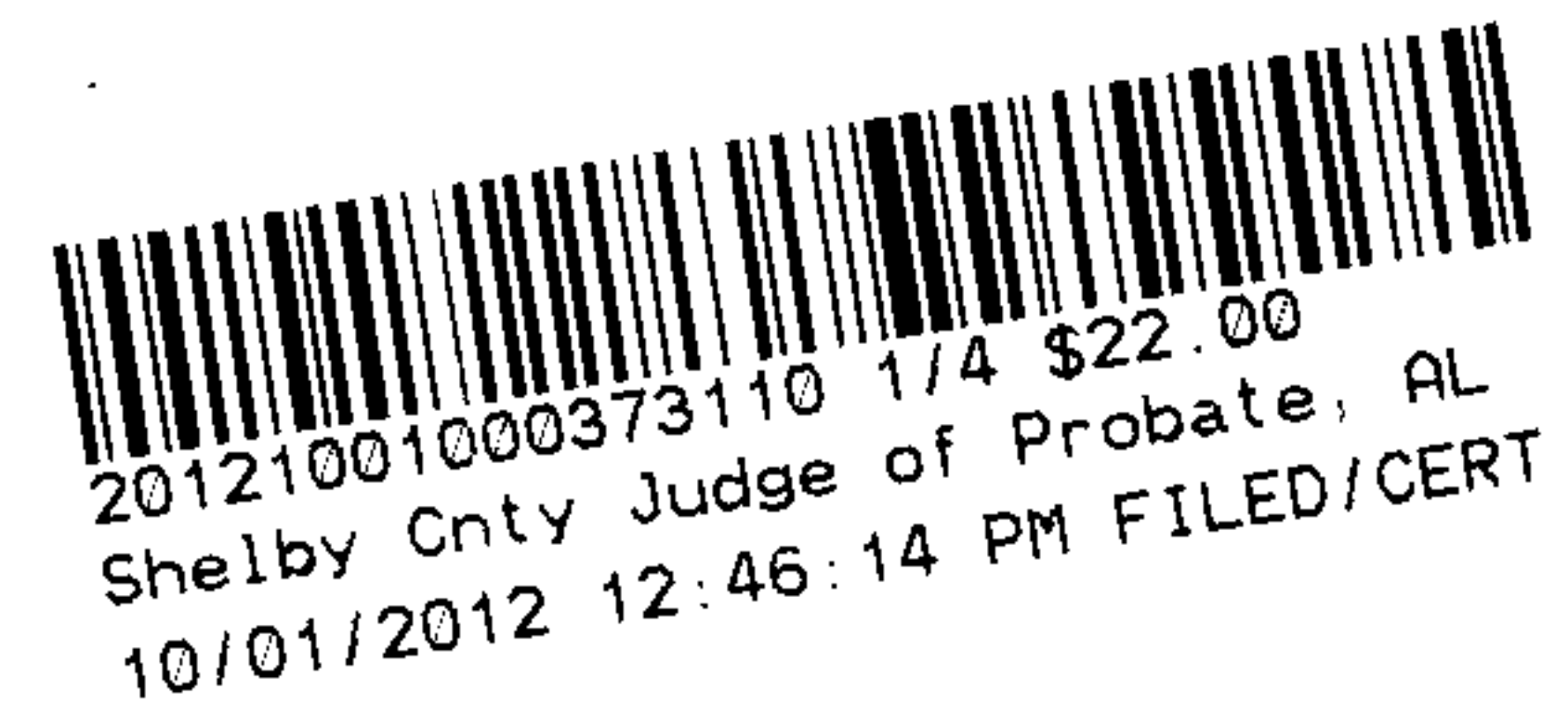


Prepared by and Return to:
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Book 1992, Page 26475



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** (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 situated in Section 23, Township 21 South, Range 1 West, and being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West and run West along the South line of said 1/4-1/4 (Forty Acres) Section a distance of 459.00 feet to a point; thence run an angle of 89 degrees 30 minutes to the right and run North 20 feet to the North line of strip reserved for roadway purposes to the point of beginning, the same being the SW corner of a lot belonging to J. M. and Catherine T. Butler; thence continue in the same direction along the Butler Lot 190.0 feet; thence turn an angle of 89 degrees 30 minutes to the left and run West 127.0 feet to the center of a ditch; thence turn 68 degrees 46 minutes to the left and run along the meandering of the center of said ditch 101.18 feet to a point; thence turn 7 degrees 10 minutes left and continue in a Southwesterly direction along the center of the meanders of the ditch, 69.27 feet to a point; thence turn 20 degrees 34 minutes to the left and run in a Southerly direction along the said center of the meanders of said ditch, 48.8 feet to the South line of said 1/4-1/4 (Forty Acres) Section; thence turn 16 degrees 56 minutes to the left and continue in a Southerly direction along the center of meanders of said ditch 50.0 feet to the NW corner of Lot owned by J.M. and Catherine Thorton Butler; thence continue along the last described course a distance of 112.18 feet to the Westerly line of a 20 - foot wide strip reserved for road purposes; thence 135 degrees 34 minutes left a distance of 80.0 feet to the point of a curve to the right having a radius of 96.19 feet and central angle of 71 degrees 37 minutes 16 seconds; thence run along the arc of said curve a distance of 120.24 feet to the end of said curve; thence East and parallel to the South line of said 1/4-1/4 Section 4.83 feet to the point of beginning. According to survey of Robert C. Farmer, PLS #14720, Dated November 9, 1992.

Subject to all restrictions, reservations, rights, easements, right-of-way, provisions, covenants


and building set-back lines of record.

Address: 212 Butler St; Columbiana, AL 35061 Tax Map or Parcel ID No.: 21-6-23-4-002-042.000

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.


20121001000373110 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/01/2012 12:46:14 PM FILED/CERT

IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused this conveyance to be executed in its name by its undersigned officer(s), this 17 day of September, 2012.

Nationstar Mortgage, LLC

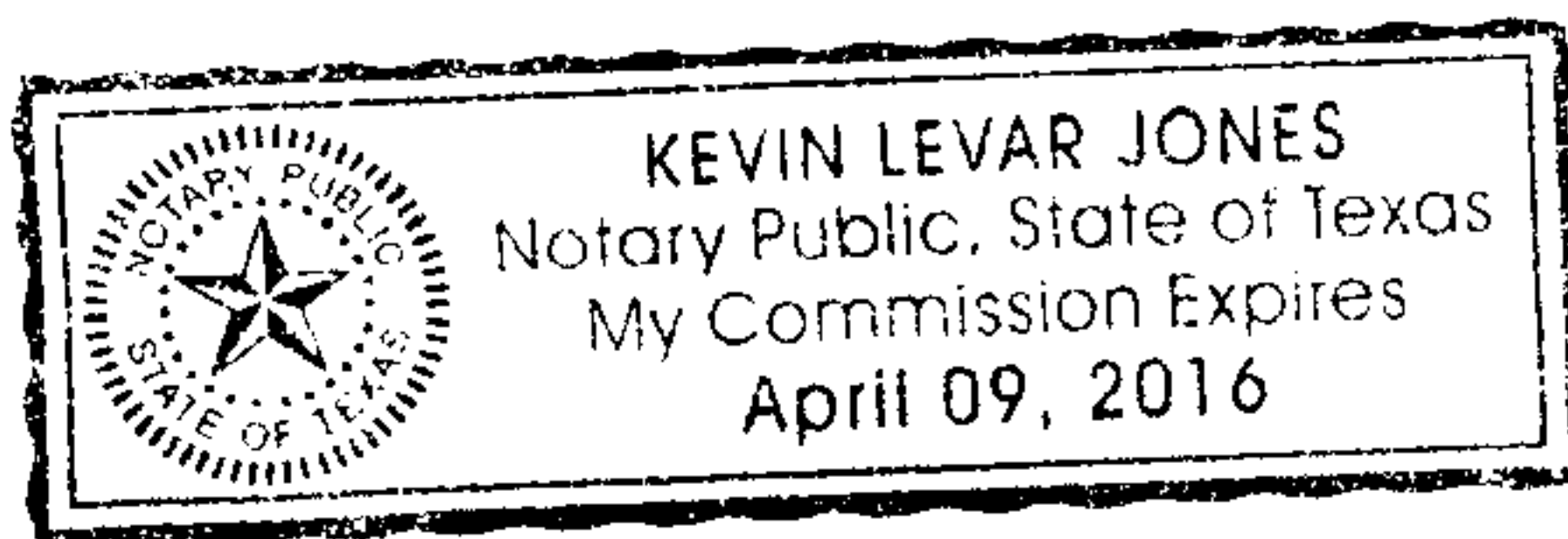
By: [Signature] 9/17/12
TITLE: Assistant Secretary

By: [Signature] 9/17/12
TITLE: Assistant Secretary

THE STATE OF TEXAS
COUNTY OF DENTON

I, the undersigned Notary Public in and for said State and County, do hereby certify that Brenishia Shepherd and Jamesia Austin 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 corporation.

Given under my hand this the 17 day of September, 2012.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4/9/2016

20121001000373110 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/01/2012 12:46:14 PM FILED/CERT

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 Dr.
Lewisville, TX 75067

Grantee's Name FNMA
Mailing Address P.O. Boc 650043
Dallas, TX 75265

Property Address 212 Butler St.
Columbiana, AL 35051

Date of Sale 09/17/2012
Total Purchase Price \$ 0

or
Actual Value \$ 66,044.44

or
Assessor's Market Value \$ _____

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 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 9-25-12

Print

Amy Rogers

Sign

A Rogers

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20121001000373110 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/01/2012 12:46:14 PM FILED/CERT