


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


20130313000103900 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/13/2013 10:31:31 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Book 2007
Page 17380

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:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Book 20050315, Page 000116620, ID # 351020002046000, being known and designated as Lot 46, Survey of Willow Cove, Phase I, filed in Plat Book 23, Page 75.

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 5 day of February, 20 13.

By: [Signature] 2/5/2013
TITLE: Assistant Secretary

Kevin L. Jones

By: [Signature] 2/5/13
TITLE: Assistant Secretary
Jessica Mitchell

THE STATE OF Texas
COUNTY OF Denton

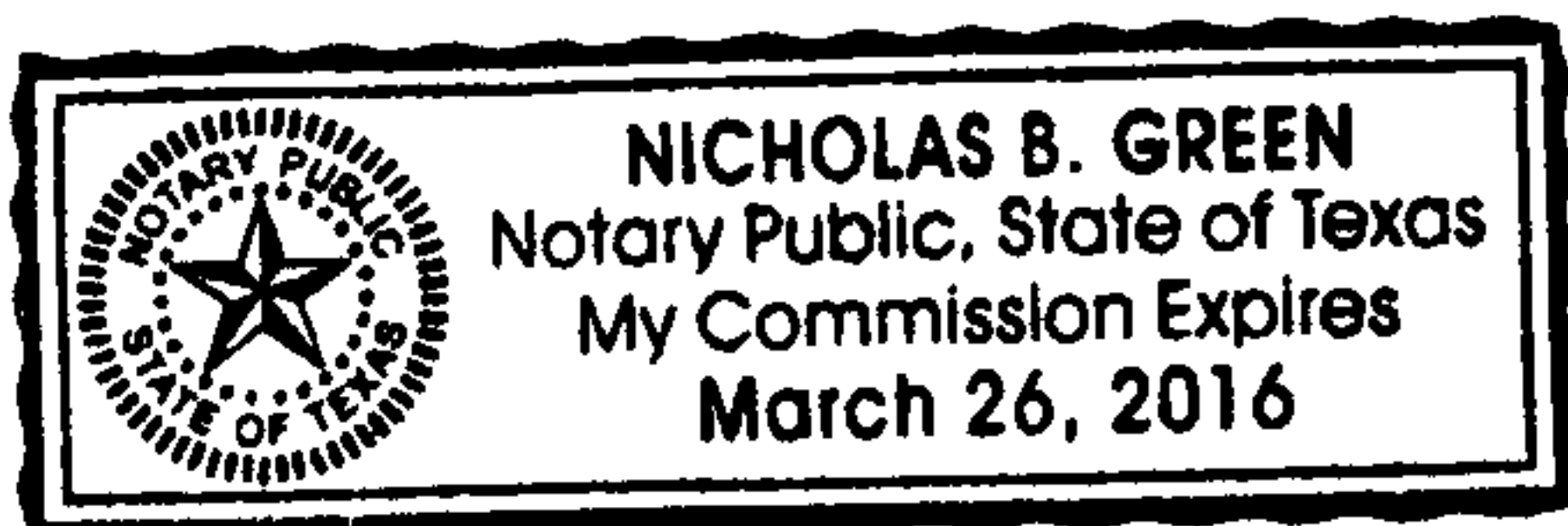
I, the undersigned Notary Public in and for said State and County, do hereby certify that Kevin L. Jones and Jessica Mitchell who are the Assistant Secretary and Assistant Secretary, respectively of **NATIONSTAR MORTGAGE LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged 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 5 day of February, 20 13.

[Signature]

NOTARY PUBLIC

My Commission Expires: 3-26-2016



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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 Drive
Lewisville, TX 75067

Grantee's Name Federal National Mortgage Association
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas, TX 75254

Property Address 86 Bonnewille Drive
Calera, AL 35040

Date of Sale 2-22-13
Total Purchase Price \$ 58,000.00

or
Actual Value \$ _____
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
☒ 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

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, 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 _____

Print Sirote : Permitt PC

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1