

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

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Instrument # 070716000332500


20130517000204550 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/17/2013 11:06:52 AM FILED/CERT

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:

Lot 16, according to the Navajo Hills, 3rd Sector, as shown by Map recorded in Map Book 5, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

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 2 day of May, 2013.

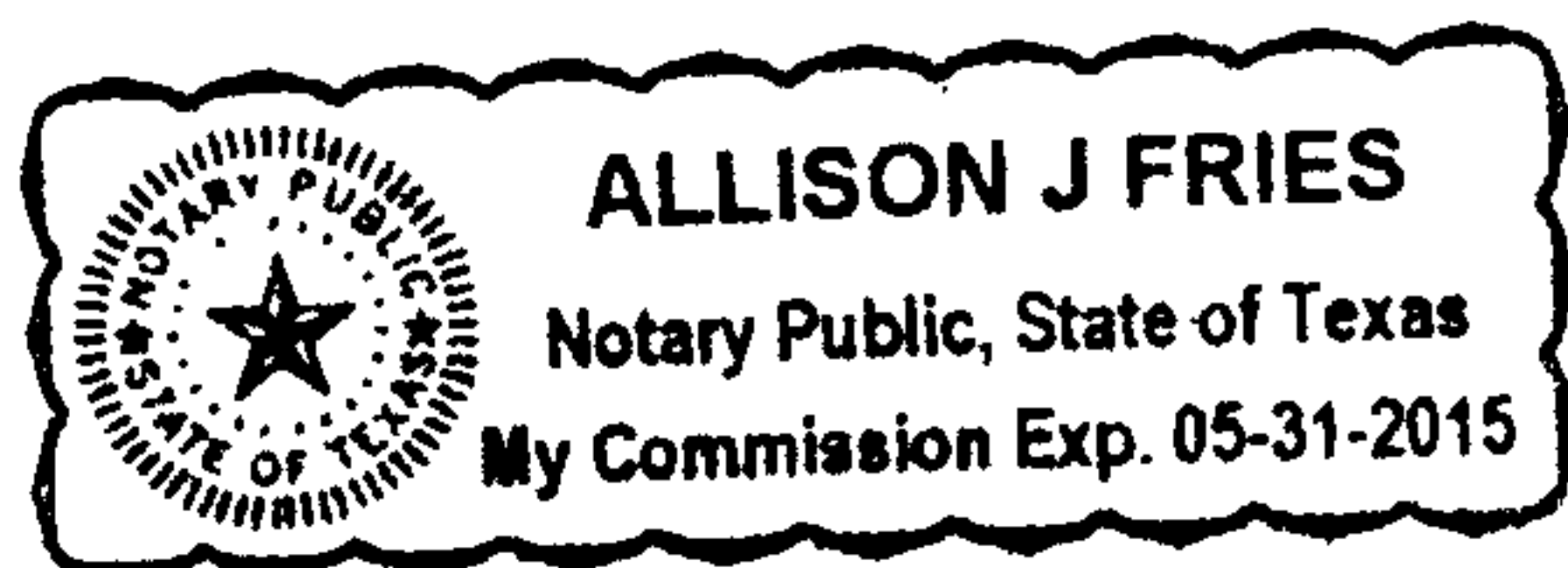
By: [Signature] 5/2/2013
TITLE: Assistant Secretary
Kevin L. Jones

By: [Signature] Seal 5/2/13
TITLE: Jeremy Seal
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 Kevin L. Jones and Jeremy Seal 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 2 day of May, 2013.



[Signature]
NOTARY PUBLIC
My Commission Expires: 5-31-15

20130517000204550 2/3 \$19.00
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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 Assoc.
Mailing Address PO Box 650043
Dallax, TX 75265-0043

Property Address 1239 Navajo Trl.
Alabaster, AL 35007

Date of Sale 02/07/2013
Total Purchase Price \$

or
Actual Value \$ \$124,509.17

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 Post FC Convey


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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 5/13/13

Print Jacqueline Penrice

Unattested

Sign Jacqueline Penrice
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1

1829012