


Prepared by and Return to:
N. John Rudd, Jr.
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

THE STATE OF ALABAMA
COUNTY OF SHELBY


20130603000225440 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/03/2013 01:03:33 PM FILED/CERT

SOURCE OF TITLE:
Instrument No. 20060905000436310

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:

Condominium Unit No. 201 of Cambrian Wood Condominium, a condominium, as recorded in the Map Book 6, Page 62, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at Page 87, and amended by Misc. Book 13, Page 2; Misc Book 13, Page 4 and Misc. Book 13, Page 344 in Probate Office of Shelby County, Alabama. Together with an undivided interest in appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration. Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record. A.P.N: 58-10-1-02-0-993-081.024

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 16th day of May, 2013.

Nationstar Mortgage LLC

By: Etolia Manjoe 5/16/13

TITLE: Etolia Manjoe
Assistant Secretary

By: Barbara Kraemer 5/16/13

TITLE: Barbara Kraemer
Assistant Secretary

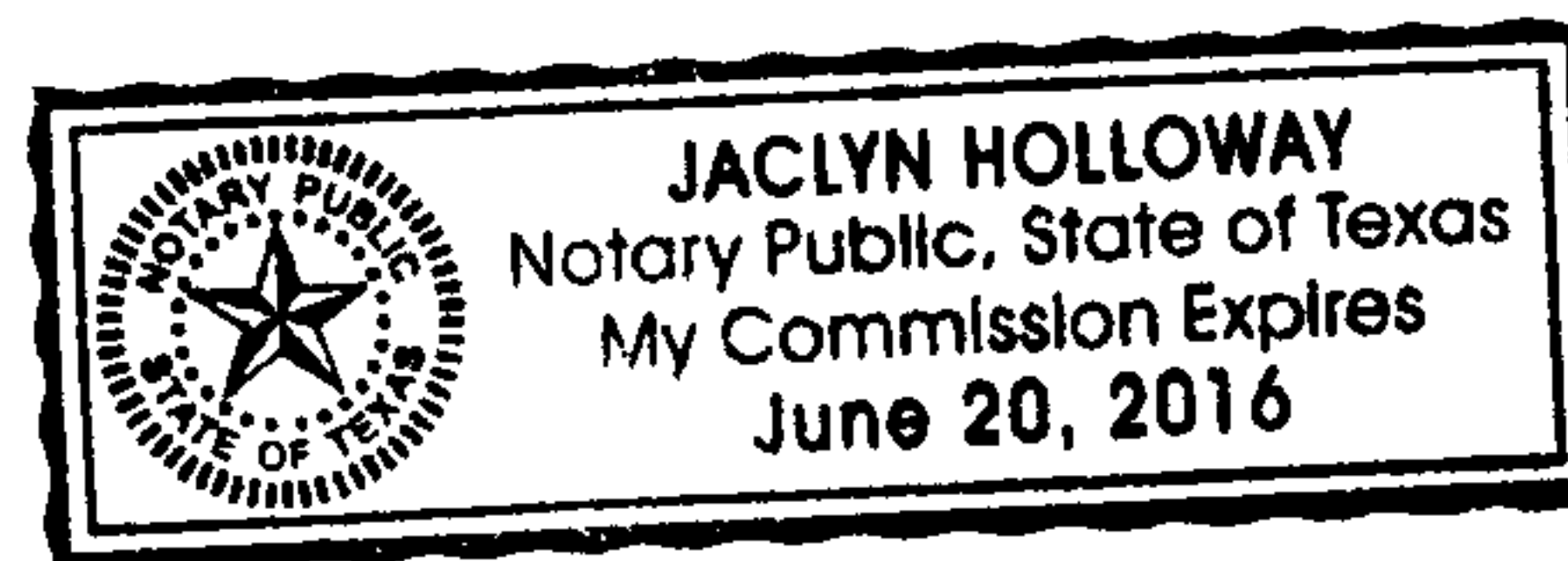
THE STATE OF Texas
COUNTY OF Denton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Etolia Manjoe and Barbara Kraemer 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 16th day of May, 2013.

Jaclyn Holloway
NOTARY PUBLIC

My Commission Expires: 6.20.16



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 75037

Grantee's Name Federal National Mortgage Asso.
Mailing Address PO Box 650043
Dallas, TX 650043

Property Address 201 Heath Dr
Birmingham, AL 35242
(File no.178513/Sides)


Date of Sale 03/28/2013
Total Purchase Price \$ _____
or
Actual Value \$ \$183,484.35
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 conveyance

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.


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Instructions

Grantor's name and mailing address - provide the name of the person 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 5/26/13

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1