

THE STATE OF ALABAMA  
COUNTY OF SHELBY

John David Watts and wife, Joanna S. Watts  
14-003943  
1556 20th Ave  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Nationstar Mortgage LLC (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

LOTS 21, 22, AND 23, IN BLOCK 267, ACCORDING TO THE MAP AND SURVEY OF J.H. DUNSTAN OF THE TOWN OF CALERA, ALABAMA.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.



20141230000409040 1/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2014 03:09:41 PM FILED/CERT

John David Watts and wife, Joanna S. Watts  
14-003943  
1556 20th Ave  
Calera, AL 35040

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC by Stevie Moss, its  
Assistant Secretary, and attested by April Martin its Assistant Secretary, who is authorized to execute  
this conveyance, has hereto set its signature and seal, this 20 day of October, 2014.

ATTEST

(Signature) 10-20-14  
(Signature)

Nationstar Mortgage LLC

By:

(Signature) 10/20/14  
(Signature)

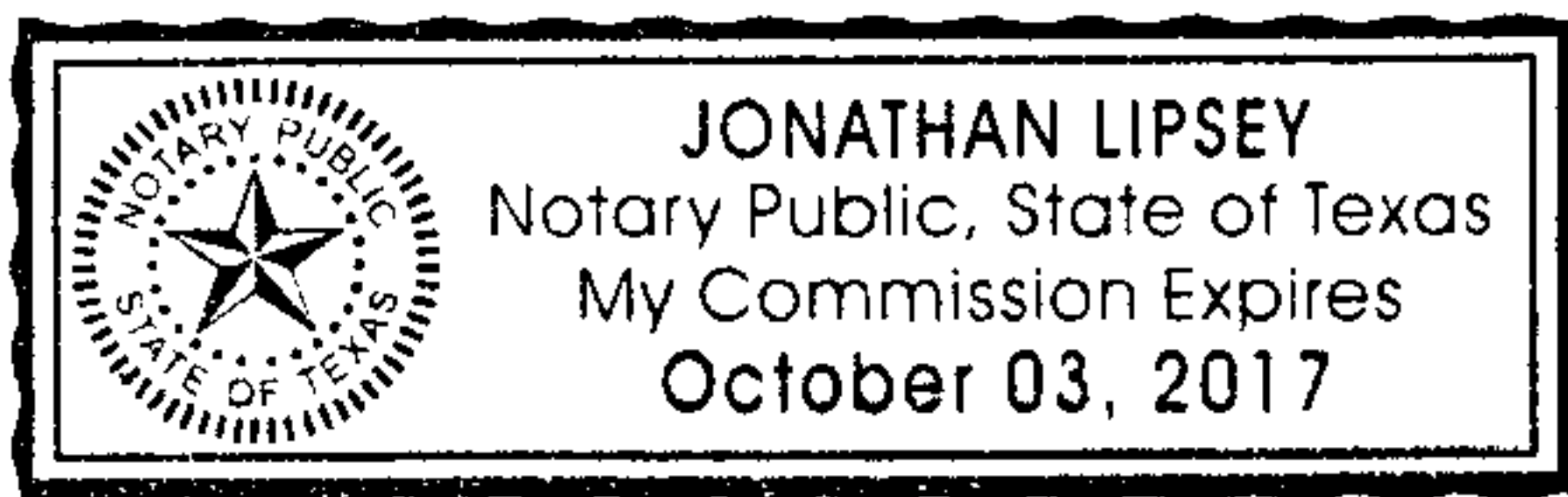
April Martin Assistant Secretary  
PRINT NAME AND TITLE OF ATTESTING  
OFFICIAL

Stevie Moss Assistant Secretary  
PRINT NAME AND TITLE OF EXECUTING  
OFFICIAL

STATE OF Texas  
COUNTY OF Denton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Stevie Moss and April Martin, whose names as 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 said conveyance, they, as such  
officers and with full authority, executed the same voluntarily for and as the act of said company, acting in its  
capacity as aforesaid.

Given under my hand and official seal, this the 20 day of October, 2014.



(Signature)  
Notary Public

MY COMMISSION EXPIRES: 10 / 3 / 14

GRANTEE'S ADDRESS:  
Department of Housing and Urban Development

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20141230000409040 3/5 \$27.00  
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12/30/2014 03:09:41 PM FILED/CERT

Michaelson, Connor, and Boul  
4400 Will Rogers Parkway,  
Suite 300  
Oklahoma City, OK 73108

This instrument prepared by:  
Jackson E. Duncan, III  
SHAPIRO AND INGLE, L.L.P.  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216



## 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

Grantee's Name Department of Housing and Urban Development

Mailing Address 350 Highland Dr.  
Lewisville, Texas 75067

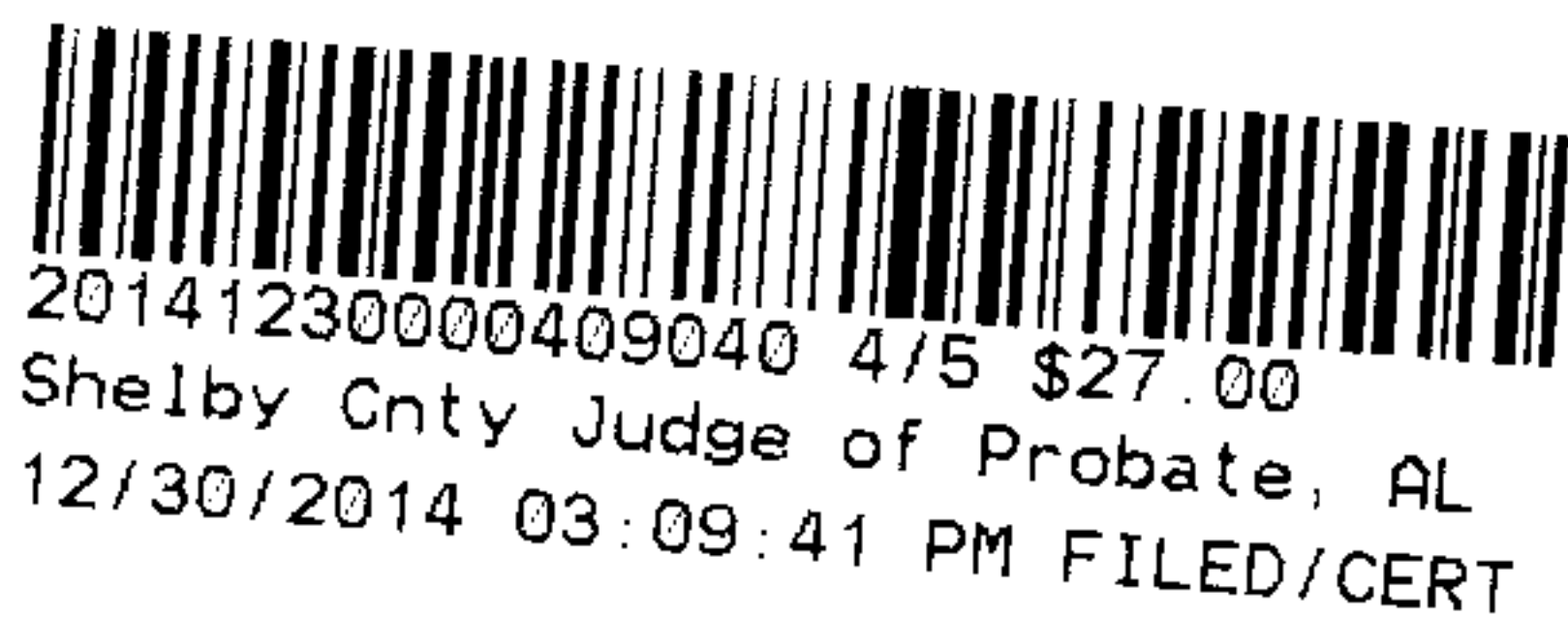
Mailing Address 4400 Will Rogers Pkwy  
Suite 300  
Oklahoma City, OK 73108

Property Address 1556 20th Ave  
Calera, AL 35040

Date of Sale October 2, 2014  
Total Purchase Price \$10.00

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> 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 of 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 12-30-14

Print Matthew Penhale


       Unattested

Sign Matthew Penhale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

  
20141230000409040 5/5 \$27.00  
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