

Prepared by:
Burch Tipton, Esq.
MCCALLA RAYMER, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 946414 / Morris

Send Property Tax Notice to:
Fannie Mae (PO Box 650043,
Dallas, TX 75265-0043)

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Nationstar Mortgage LLC**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Fannie Mae** (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

**Lot 35, according to the amended map of Hanna Farms, as recorded in Map Book 26,
Page 129 in the Office of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

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

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN SALE HELD ON OCTOBER 2, 2014 AND FORECLOSURE DEED RECORDED ON OCTOBER 8, 2014, RECORDED IN INSTRUMENT NO. 20141008000317740, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, by Jay Martinez, its Assistant Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 15 day of December, 2014.

Nationstar Mortgage LLC

By: [Signature] 12/15/2014 (Seal)
Name: Jay Martinez
Title: Assistant Secretary

THE STATE OF Texas
COUNTY OF Denton

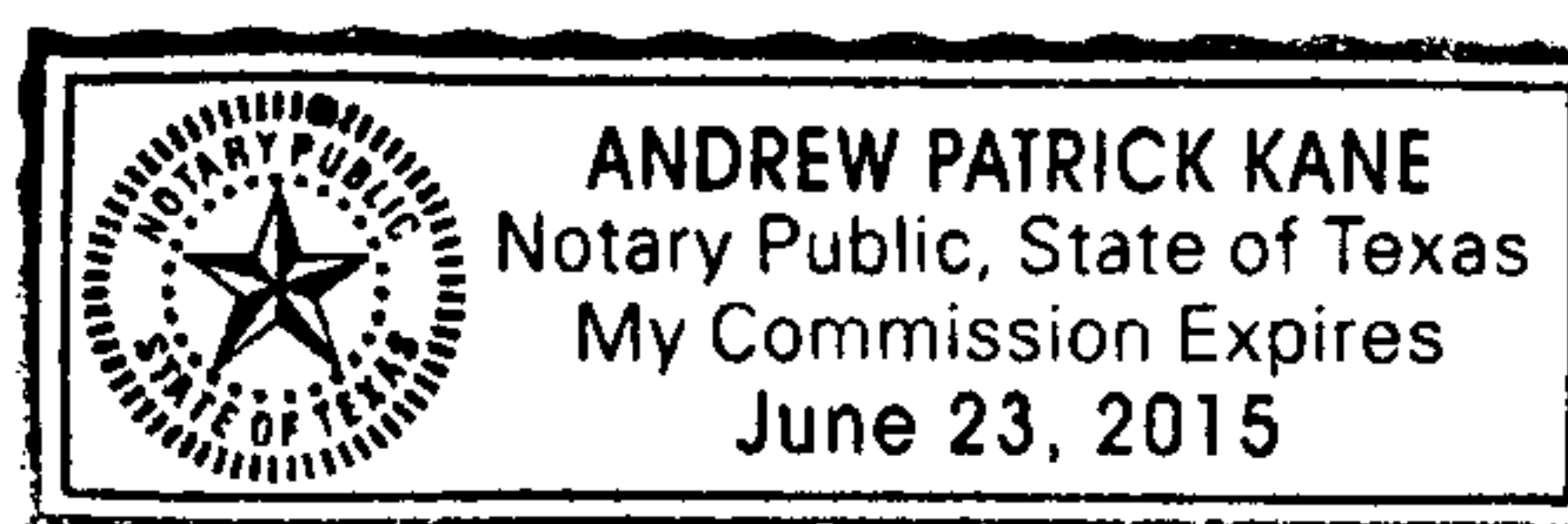
I, the undersigned Notary Public, in and for said county, in said state hereby certify that Jay Martinez who is Assistant Secretary of Nationstar Mortgage LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of Assistant Secretary.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 15 day of December, 2014.

[Signature]

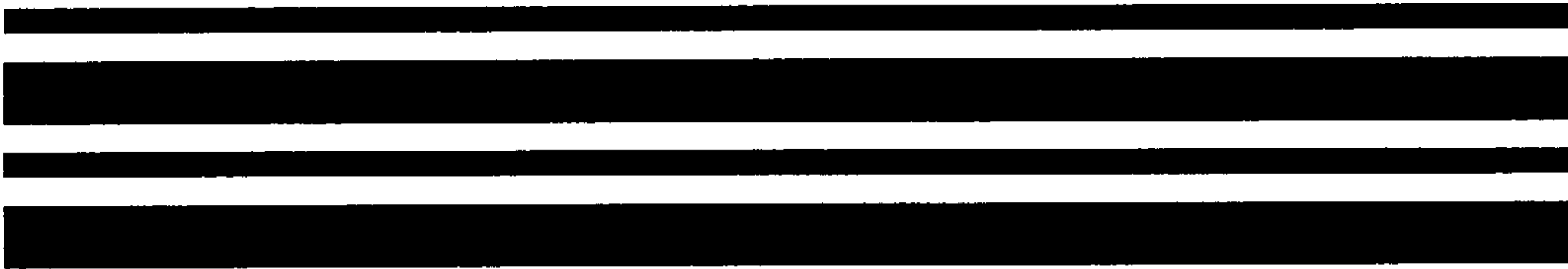
NOTARY PUBLIC

My Commission expires: 6-23-2015



20150114000014560 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2015 12:39:38 PM FILED/CERT


This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1



Special Warranty Deed

Loan Number : 0596470453
Previous Loan Number : 000000600679703
Borrower Name : DONALD MORRIS

McCalla Raymer
Alabama
JM


20150114000014560 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2015 12:39:38 PM FILED/CERT



NSM-0596470453-SPCWRTDEED