

THE STATE OF ALABAMA
COUNTY OF SHELBY

James C. Hopkins and Grace H. Hopkins, husband and wife
17-013947
433 Davenport Cir
Calera, AL 35040

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That Nationstar Mortgage LLC d/b/a Mr. Cooper, a corporation organized and existing under the laws of the State of Texas, whose principal place of business is located at 8950 Cypress Waters Blvd, Coppell, Texas 75019, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lot 121, according to the Survey of Davenport, Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.


20171228000461210 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
12/28/2017 09:21:12 AM FILED/CERT

James C. Hopkins and Grace H. Hopkins, husband and wife
17-013947
433 Daventry Cir
Calera, AL 35040

Jonathan Lipsey

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by _____, its --
Doc. Ex. Assoc. and attested by April Martin, its Doc. Ex. Assoc. both thereunto duly authorized, and its corporate
seal to be affixed all on this 22 day of November, 2017.

Nationstar Mortgage LLC d/b/a Mr. Cooper

(signature) 11.22.17
April Martin
DOC EX ASSOC.

By: (signature) 11.22.17
Jonathan Lipsey
Doc. Ex. Assoc.

PRINT NAME AND TITLE OF ATTESTING OFFICER

PRINT NAME AND TITLE OF EXECUTING OFFICIAL

THE STATE OF TEXAS

DENTON COUNTY

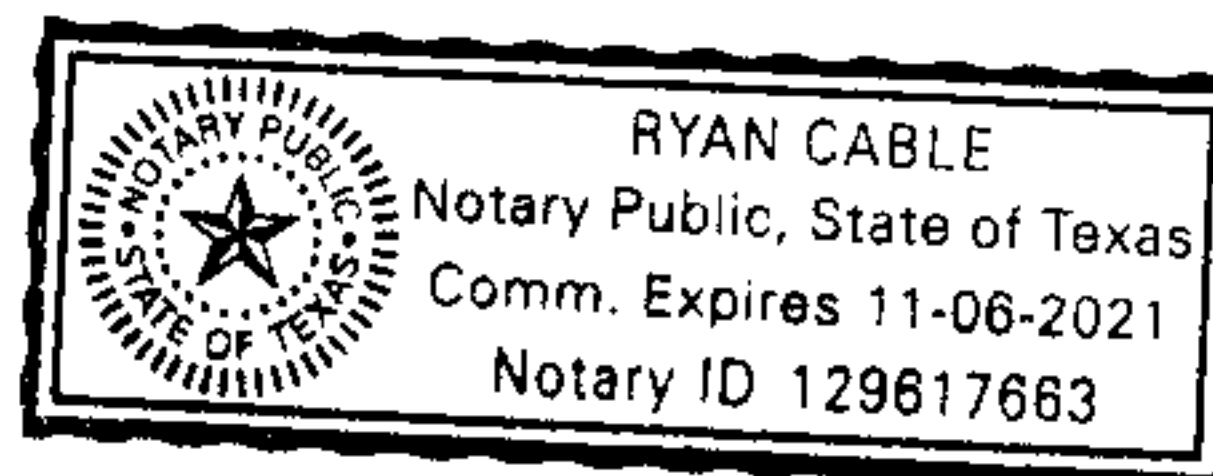
I, a Notary Public in and for said County, do hereby certify that Jonathan Lipsey, whose name as Doc. Ex. Assoc.
and April Martin, whose name as Doc. Ex. Assoc. (name of attesting official), of Nationstar Mortgage LLC d/b/a
Mr. Cooper, a company, are signed to the foregoing conveyance and who are known 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 company.

Given under my hand and official seal, this the 22 day of Nov., 2017.

(signature)
NOTARY SIGNATURE

THIS INSTRUMENT PREPARED BY:
NICHOLAS CILLO
SHAPIRO AND INGLE, LLP
10130 PERIMETER PARKWAY, SUITE 400
CHARLOTTE, NC 28216

GRANTEE'S ADDRESS:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203



20171228000461210 2/3 \$22.00
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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	<u>Nationstar Mortgage LLC d/b/a Mr. Cooper</u>	Grantee's Name	<u>Secretary of Veterans Affairs</u>
Mailing Address	<u>8950 Cypress Waters Blvd Coppell, Texas 75019</u>	Mailing Address	<u>3401 West End Avenue, Suite 760W Nashville, TN 37203</u>

Property Address 433 Daventry Cir
Calera, AL 35040

Date of Sale November 6, 2017
Total Purchase Price \$10.00

or

Actual Value
or

Assessor's Market Value \$

\$ 110,081.53

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 12/08/17

Unattested

(verified by)

Print
Sign

Helen Ball
Helen Ball

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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