

THE STATE OF ALABAMA  
COUNTY OF SHELBY

Jesse A. Walker and Serenity J. Walker  
18-014787  
15855 Hwy 42  
Shelby, AL 35143

**SPECIAL WARRANTY DEED**

**20180314000081880**  
**03/14/2018 09:06:39 AM**  
**DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS:

That USAA Federal Savings Bank, a company organized and existing under the laws of the State of Texas, whose principal place of business c/o Nationstar Mortgage LLC d/b/a Mr. Cooper 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:

Begin at the Northeast corner of fraction "C" of fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, thence run South along the East line of said Fraction, a distance of 229.70 feet to the Northeast right of way line of Shelby County Highway #42; thence turn an angle of 139 degrees 16 minutes 37 seconds to the right and run along said R/W line, a distance of 297.70 feet to the North line of said Section 23; thence continue in the same direction, along the Northeast R/W line of said Highway, a distance of 552.84 feet; thence turn an angle of 117 degrees 38 minutes 08 seconds to the right, and run a distance of 480.23 feet; thence turn an angle of 21 degrees 00 minutes 29 seconds to the right, and run a distance of 80.34 feet, to the East line of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 1 East; thence turn an angle of 81 degrees 13 minutes 37 seconds to the right and run South along the East line of said SE 1/4 of the SW 1/4, a distance of 327.71 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the left and run a distance of 50.00 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run a distance of 185.00 feet to the South line of said Section 14, thence turn an angle of 89 degrees 40 minutes 47 seconds to the right and run West along the South line of said Section 14, a distance of 50.00 feet, to the point of beginning. Situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 14, and Fraction "C" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama.

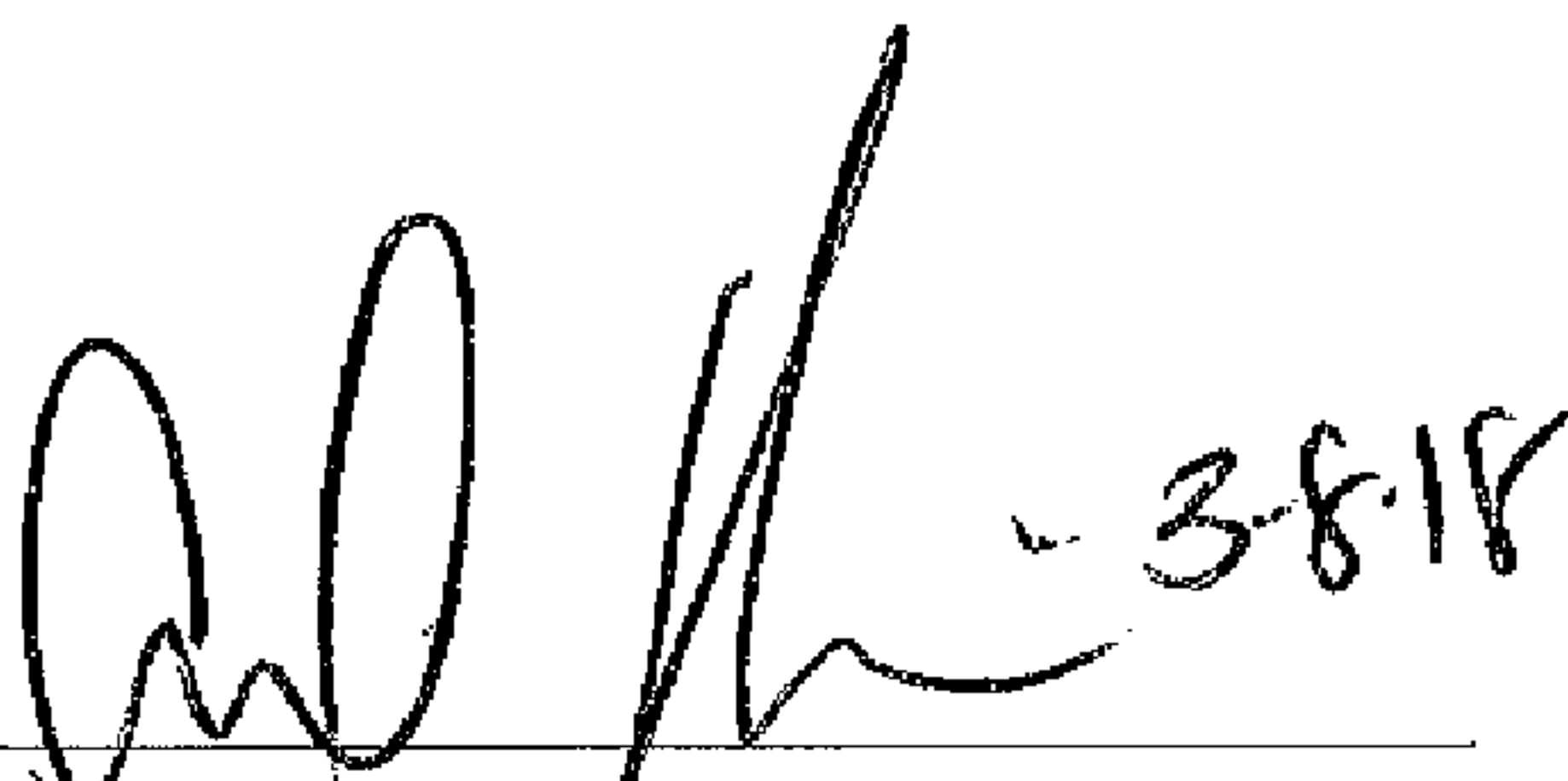
The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

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.

Jesse A. Walker and Serenity J. Walker  
18-014787  
15855 Hwy 42  
Shelby, AL 35143

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Jonathan Lipsey, its --  
Document Execution Associate and attested by April Martin, its Document Execution Associate, both thereunto duly authorized, and its corporate  
seal to be affixed all on this 8 day of March, 2018.

  
(signature)

Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney in fact for  
USAA Federal Savings Bank

By :   
(signature)

April Martin Document Execution Associate  
PRINT NAME AND TITLE OF ATTESTING OFFICER

Jonathan Lipsey Document Execution Associate  
PRINT NAME AND TITLE OF EXECUTING OFFICIAL

THE STATE OF TEXAS

DENTON COUNTY

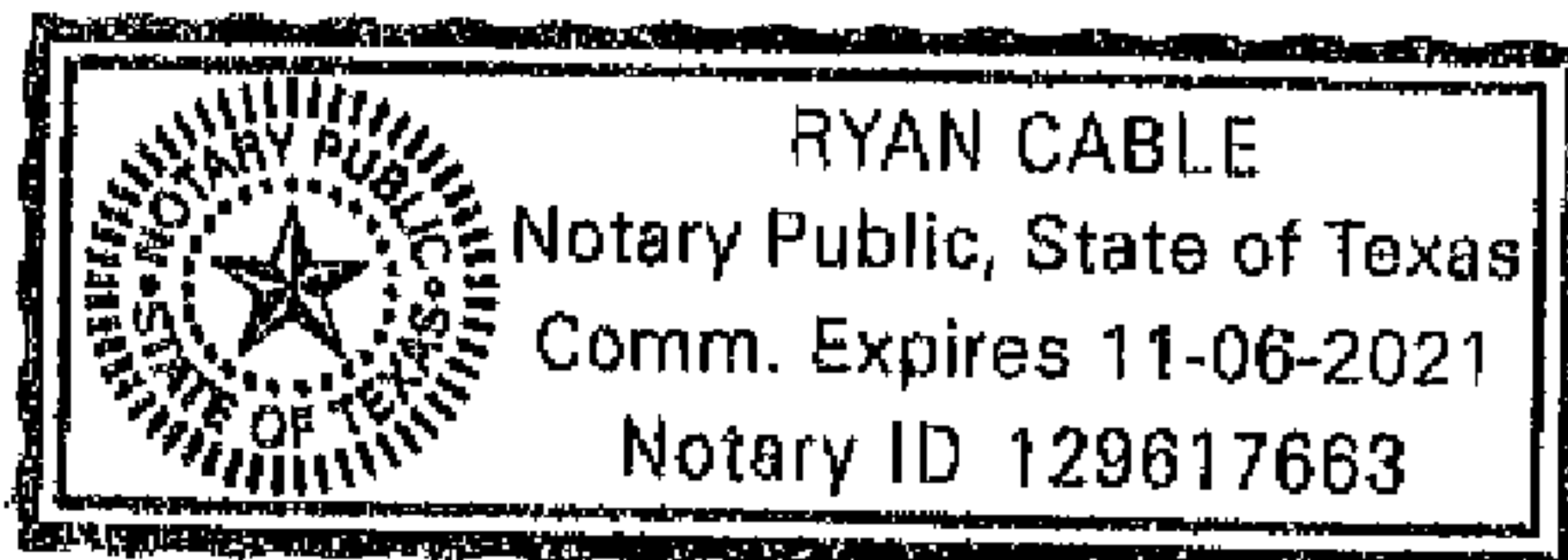
I, a Notary Public in and for said County, do hereby certify that Jonathan Lipsey, whose name as Document Execution Associate  
and April Martin, whose name as Document Execution Associate (name of attesting official), of Nationstar Mortgage LLC d/b/a  
Mr. Cooper as attorney in fact for USAA Federal Savings Bank, 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 8 day of March, 2018.

  
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



# 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 Housing and Urban Development</u>
Mailing Address	<u>8950 Cypress Waters Blvd</u> <u>Coppell, Texas 75019</u>	Mailing Address	<u>Michaelson, Connor, and Boul</u> <u>4400 Will Rogers Pkwy</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108</u>

Property Address 15855 Hwy 42  
Shelby, AL 35143

Date of Sale February 26, 2018  
Total Purchase Price \$126,075.00

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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 3/13/18

Unattested

(verified by)

Print  
Sign

Heather Sellers  
(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/14/2018 09:06:39 AM  
\$25.00 CHERRY  
20180314000081880

James W. Fuhrmeister