

THE STATE OF ALABAMA
COUNTY OF SHELBY

20181011000362570
10/11/2018 04:10:48 PM
DEEDS 1/2

Kyle Miracle and Brittney R. Miracle
18-015877
2107 Baneberry Dr
Hoover, AL 35244

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That USAA Federal Savings Bank, a corporation organized and existing under the laws of the State of Texas, whose principal place of business is located at c/o Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppel, 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 3322, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, Page 112, in the Probate Office of Shelby County, Alabama.

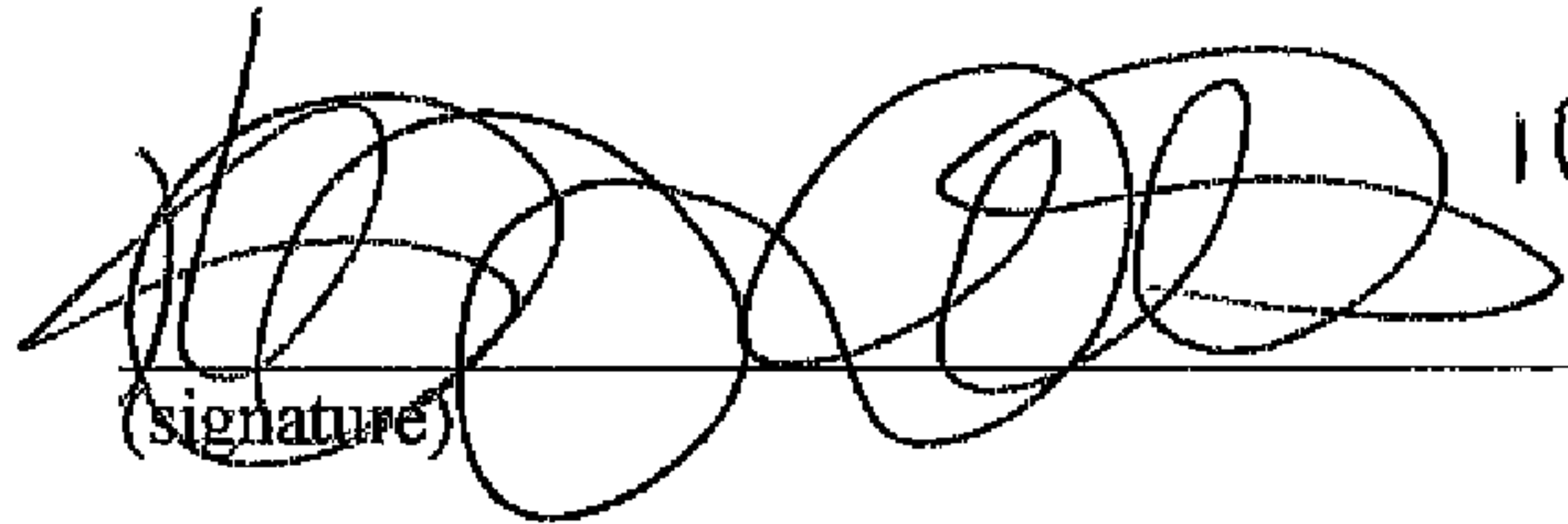
The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

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.

Kyle Miracle and Brittney R. Miracle
18-015877
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Hoover, AL 35244

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Karen Prock, its
Assistant Secretary and attested by Kenisha Mathis, its Assistant Secretary both thereunto duly authorized, all on this
8 day of October, 2018.


(signature)

Kenisha Mathis, Assistant Secretary
PRINT NAME AND TITLE OF ATTESTING OFFICER

USAA Federal Savings Bank by Nationstar Mortgage LLC
d/b/a Mr. Cooper as Attorney in Fact

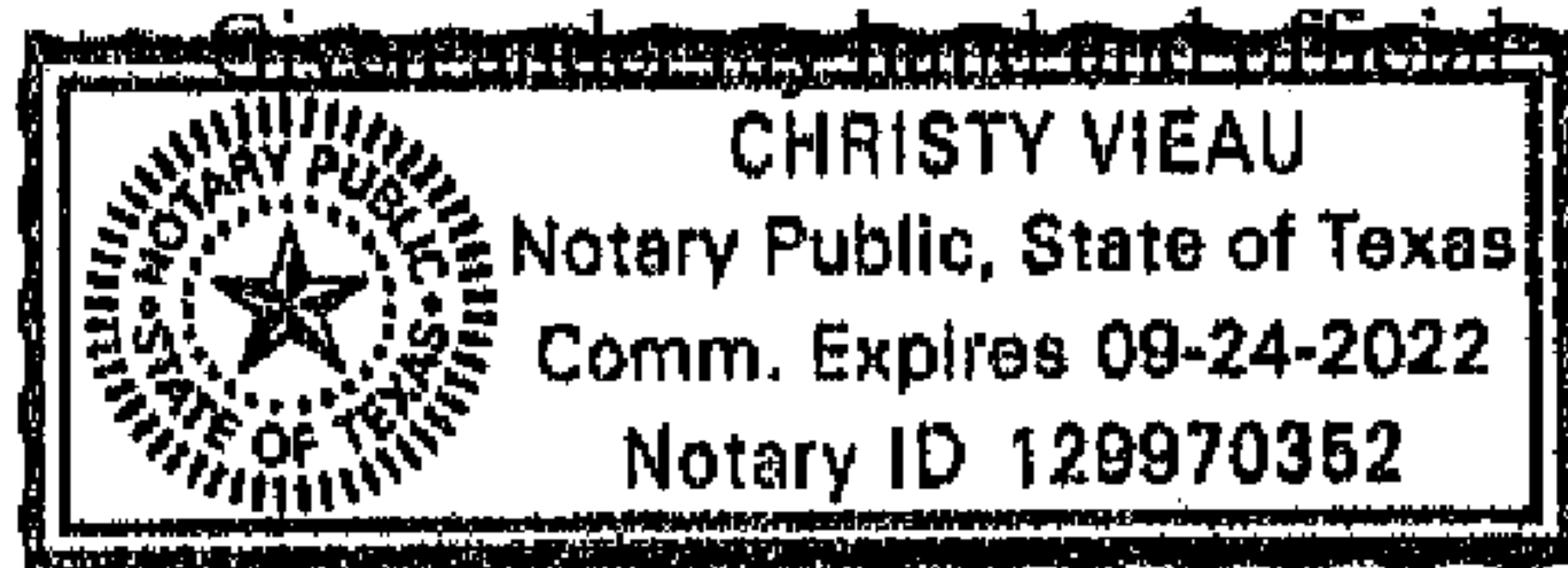
By : Karen Prock 10-8-18
(signature)

Karen Prock, Assistant Secretary
PRINT NAME AND TITLE OF EXECUTING OFFICIAL

THE STATE OF TEXAS

DENTON COUNTY

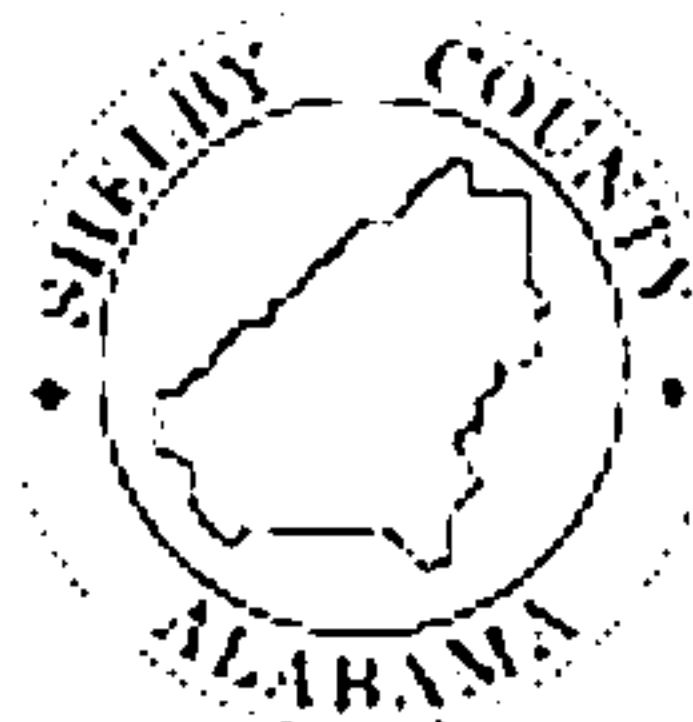
I, a Notary Public in and for said County, do hereby certify that Karen Prock, whose name as
Assistant Secretary and Kenisha Mathis, whose name as Assistant Secretary (name of attesting official), of Nationstar
Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for USAA Federal Savings Bank, a corporation, 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.




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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2018 04:10:48 PM
\$19.00 CHERRY
20181011000362570

Allie S. Bayl