20181015000365180
10/15/2018 02:23:50 PM
DEEDS 1/3

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 949618 / Scott

Send Property Tax Notice to:
Federal Home Loan Mortgage Corporation (1410 Springs Hill Road, McLean, VA 22102)

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 d/b/a Mr. Cooper**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (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:

All that parcel of land in Shelby County, State of Alabama, ID# 101010991082000, being known and designated as Unit 818, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in instrument #2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A", thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and which said Declaration of Condominium the by-laws of Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the common elements assigned to said unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a condominium.

Being the same property as conveyed from Elisabeth D. Wiygul, an unmarried woman to Charles D. Scott, single man, as described in Inst# 20050112000019470, dated 01/07/2005, recorded 01/12/2005 in the Shelby Registry.

818 Morning Sun Dr
Birmingham, AL 35242

By fee simple deed from Elisabeth D. Wiygul, an unmarried woman as set forth in Inst# 20050112000019470 dated 01/07/2005 and recorded 01/12/2005, Shelby County Records, State of Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED September 28,2018 RECORDED IN INSTRUMENT NO. 20181002000351130, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Nationstar Mortgage LLC d/b/a Mr. Cooper (Grantor), by Christy Vieau, its Assistant Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal , on this 08 day of October, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: _____ (Seal)
Name: Christy Vieau
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 Christy Vieau who is Assistant Secretary of Nationatar Mortgage LLC d/b/a Mr. Cooper 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 08 day of October, 2018.

_____
NOTARY PUBLIC

My Commission expires: 11-30-19

KAREN PROCK
Notary Public, State of Texas
Comm. Expires 11-30-2019
Notary ID 130453604

File No.: 949618

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 d/b/a Mr. Cooper	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019	Mailing Address	1410 Springs Hill Road McLean, VA 22102
Property Address	818 Morning Sun Dr Birmingham, AL 35242	Date of Sale	September 10, 2018
		Total Purchase price	$60,121.34
		or	
		Actual Value	
		or	
		Assessed 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)

_____ Bill of Sale	_____ Appraisal
_____ Sales Contract	x Other FC Sale
_____ 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 or 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 10/05/18 Print Christy Vieau

_____ Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 949618

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/15/2018 02:23:50 PM
$22.00 CHERRY
20181015000365180

Alice S. Boyd