

Send tax notices to:

20190115000016360
01/15/2019 01:30:19 PM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned, **Nationstar Mortgage LLC d/b/a Mr. Cooper** (hereinafter referred to as Grantor), in hand paid by **Federal National Mortgage Association a.k.a. Fannie Mae** (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 480.25 FEET TO A POINT; THENCE LEFT 88 DEGREES 46 MINUTES 34 SECONDS AND RUN A DISTANCE OF 516.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 350.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280 AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 38 SECONDS AND RADIUS OF 2043.48 FEET; THENCE DEFLECT LEFT (MEASURED FROM LAST DESCRIBED COURSE) AND RUN ALONG THE CHORD OF SAID CURVE A DISTANCE OF 51.69 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2043.48 FEET AND SUBTENDING A CENTRAL ANGLE OF 2 DEGREES 34 MINUTES 08 SECONDS; THENCE SOUTHWEST ALONG ARC OF CURVE, A DISTANCE OF 91.62 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 13.39 FEET; THENCE 71 DEGREES 08 MINUTES 30 SECONDS LEFT SOUTHERLY A DISTANCE OF 350.00 FEET; THENCE TURN LEFT AND RUN NORTHEASTERLY TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

And Grantor special warrants the title to the said above-described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever.

20190115000016360 01/15/2019 01:30:19 PM DEEDS 2/3
Dated this the 27th day of December, 2018.



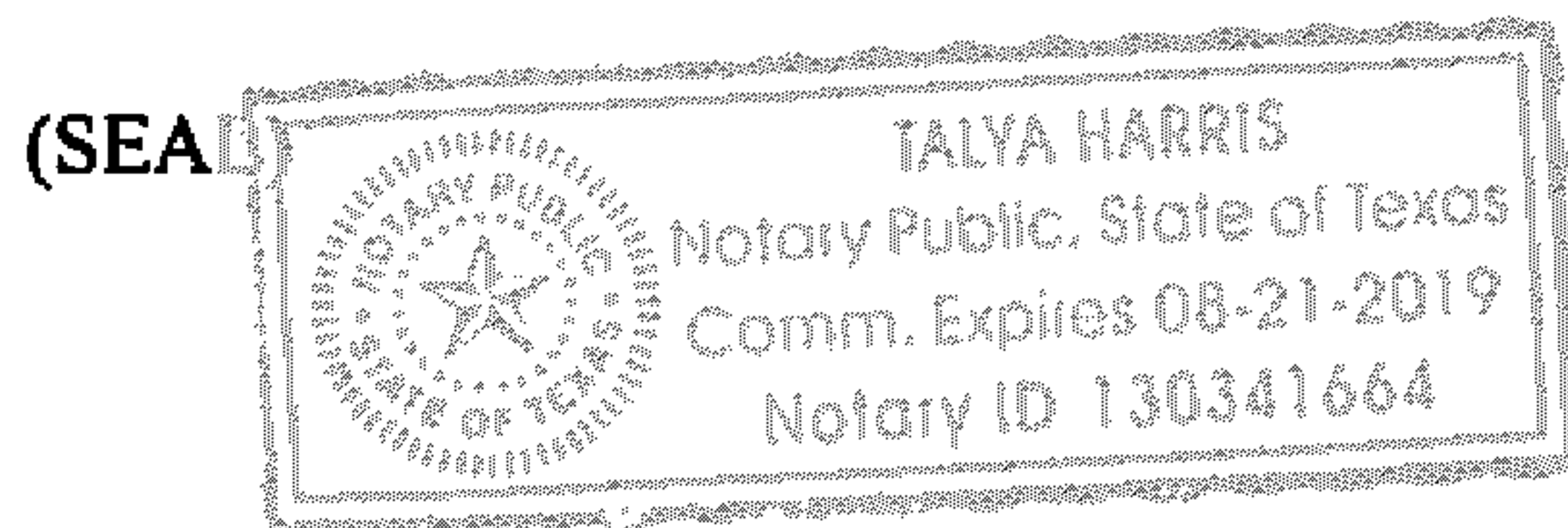
BY: Theresa Robertson

ITS: Document Execution Associate

STATE OF Texas)
COUNTY OF Denton)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa Robertson whose name as Doc Ex Associate of Nationstar Mortgage LLC d/b/a Mr. Cooper acting in its capacity as Document Execution Associate, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 27th day of December, 2018.




NOTARY PUBLIC
My Commission Expires: 08.21.19

INSTRUMENT PREPARED BY:
Sady D. Mauldin, Esq.
ALBERTELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209

