Send tax notices to:		01/15/2019 01:30:19 PM	
<u></u>		DEEDS 1/3	
STATE OF ALABAMA)		
SHELBY COUNTY)		

20190115000016360

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 OF BEGINNING. SHELBY COUNTY, THE POINT 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 Dated this the 27th day of December	01/15/2019 01:30:19 PM DEEDS 2/3 , 2018.
	And to the terms
BY:	Theresa Robertson
STATE OF Texas) COUNTY OF Denton)	
I, the undersigned, a Notary Public in and for sa	aid County, in said State, hereby certify that
Theresa Robertson whose name as Doc Ex Associate	of Nationstar Mortgage LLC d/b/a Mr. Cooper
ecting in its capacity as Document Execution Associate , is sign	ned to the foregoing conveyance, and who is known
o 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	f said entity.
Given under my hand and seal, this the <u>27th</u> day of _	December, 2018.
	Talya Harris
	RY PUBLIC
Mv C	ommission Expires: 08.21.19

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

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Nationetar Martagas I I C		Federal National Mortgage Association		
Mailing Address	Nationstar Mortgage LLC 8950 Cypress Waters Blvd		14221 Dallas Pkwy		
iviaiii ig 7 taai 000	Coppell, TX 75019	ivianiiig / taai ooo	Coppell TX 75019		
Property Address	8119 Old Hwy 280	Date of Sale			
	Chelsea AL 35043	Total Purchase Price	\$ 35380.02		
		or Actual Value	\$		
201001150000162	CO 01/15/2010 01.20.10 DN		Ψ		
20190115000016360 01/15/2019 01:30:19 PM DEEDS 3/3 ^{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) Bill of Sale Sales Contract Closing Statement Statem					
	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 c	late 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 1/15/2019		Print Machenta Ramdeholl			
Unattested		Sign Machenta Ramd	choll		
	(verified by)		e/Owner/Agent) circle one		