

20190212000044890
02/12/2019 12:01:12 PM
DEEDS 1/4

INVESTOR NUMBER: 22-22-6-0645132 0211742822

Nationstar Mortgage LLC d/b/a Mr. Cooper CM #: 444744
MORTGAGOR(S): Alesia Carlee unmarried person and Randy Kuch unmarried person

Grantee's Address:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Nationstar Mortgage LLC d/b/a Mr. Cooper**, does hereby grant, bargain, sell, and convey unto **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W Nashville, TN 37203**, as their interest may appear, hereinafter referred to as "Grantee", the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast Corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run South 00 degrees 00 minutes 00 seconds East for 171.97 feet; thence run South 62 degrees 11 minutes 23 seconds West for 499.61 feet to the East right of way of County Road 223; thence along said road; North 29 degrees 08 minutes 32 seconds West for 117.46 feet; thence leaving said road, run North 54 degrees 47 minutes East for 525.38 feet; thence run South 89 degrees 39 minutes 42 seconds East for 69.83 feet to the Point of Beginning. According to the Survey of Michael Moates, dated 2008. Also, being known as Lot 4, according to the Map of "Brickyard Estates" as recorded in Map Book 30, Page 134, in the Probate Office of Shelby County, Alabama.

There hereinabove described property being one and the same as described in deeds recorded in Instrument Number 20100426000124820, 20130320000115950 &

***444744* *SWD* *P**

20130521000207650 and mortgage recorded in Instrument Number 20130926000387640, which state "449.61 feet" in lieu of "499.61 feet".

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 25th day of January, 2019.

**NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER**

By: Felece Davis 01/25/2019

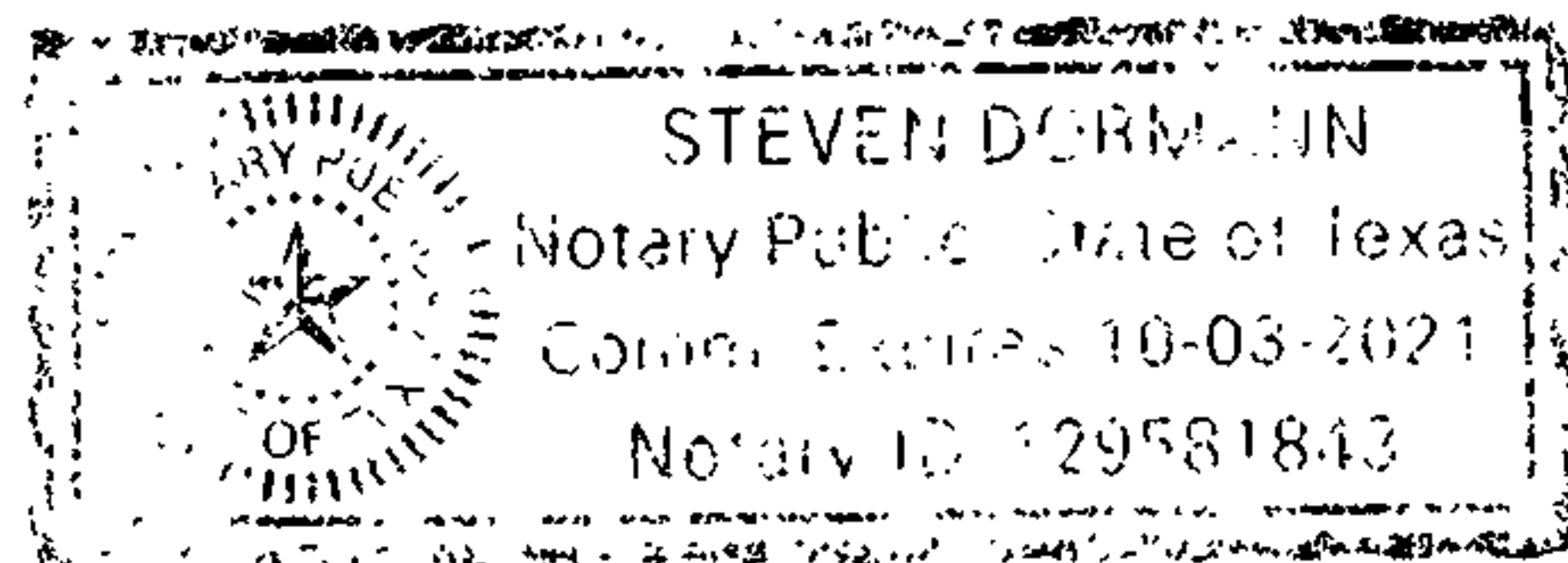
Its: Felece Davis - Assistant Secretary

STATE OF TEXAS)

COUNTY OF DENTON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Felece Davis, whose name as Assistant Secretary of Nationstar 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/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 25th day of January, 2019.



[Signature] 1/25/19
Notary Public

My Commission Expires: 10-3-21

THIS INSTRUMENT PREPARED BY:

Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

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
c/o Nationstar Mortgage LLC
d/b/a Mr. Cooper
Mailing Address 8950 Cypress Waters Boulevard
Coppell, TX 75019

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 176 Highway 223
Montevallo, AL 35115

Date of Sale January 25, 2019

Total Purchase Price \$126,075.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ 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.

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 2/1/2019

Print Tiffany Sides, title specialist

☐ Unattested _____
 (verified by)

Sign Tiffany Sides
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/12/2019 12:01:12 PM
 \$25.00 CHERRY
 20190212000044890

Allen S. Bayl