

Send tax notices to:

STATE OF ALABAMA)
SHELBY COUNTY)

20190314000082540
03/14/2019 02:16:49 PM
DEEDS 1/3

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:

LOT 1-B, ACCORDING TO THE JORDAN RESURVEY OF LOT 1 OF BOSSHART RESURVEY OF PARCEL "L" TRACT NINE SUBDIVISION, SAID RESURVEY RECORDED IN MAP BOOK 29, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO AND TOGETHER WITH AND SUBJEC TO:

A 30 FOOT WIDE PRIVATE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 1 OF SAID BOSSHART RESURVEY OF PARCEL "L" - TRACT NINE SUBDIVISION, MAP BOOK 13, PAGE 60, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30 FOOT WIDE PRIVATE INGRESS-EGRESS EASEMENT; THENCE 64 DEGREES 20 MINUTES 15 SECONDS LEFT AND RUN NORTHWESTERLY FOR 464.98 FEET TO A POINT; THENCE 36 DEGREES 35 MINUTES 43 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 99.48 FEET TO A POINT; THENCE 19 DEGREES 36 MINUTES 00 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 92.32 FEET TO A POINT; THENCE 29 DEGREES 05 MINUTES 20 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 91.34 FEET TO A POINT; THENCE 05 DEGREES 00 MINUTES 50 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 84.50 FEET TO A POINT; THENCE 13 DEGREES 12 MINUTES 20 SECONDS LEFT AND RUN NORTHEASTERLY FOR 51.13 FEET TO A POINT; THENCE 03 SECONDS 03 MINUTES 25 SECONDS LEFT AND RUN NORTHEASTERLY FOR 50.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE END OF SAID EASEMENT.

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.

Dated this the 12 day of February, 2019.

Trey Cook 2/12/2019
BY: Trey Cook
ITS: Document Execution Associate

STATE OF TEXAS)
COUNTY OF DENTON)

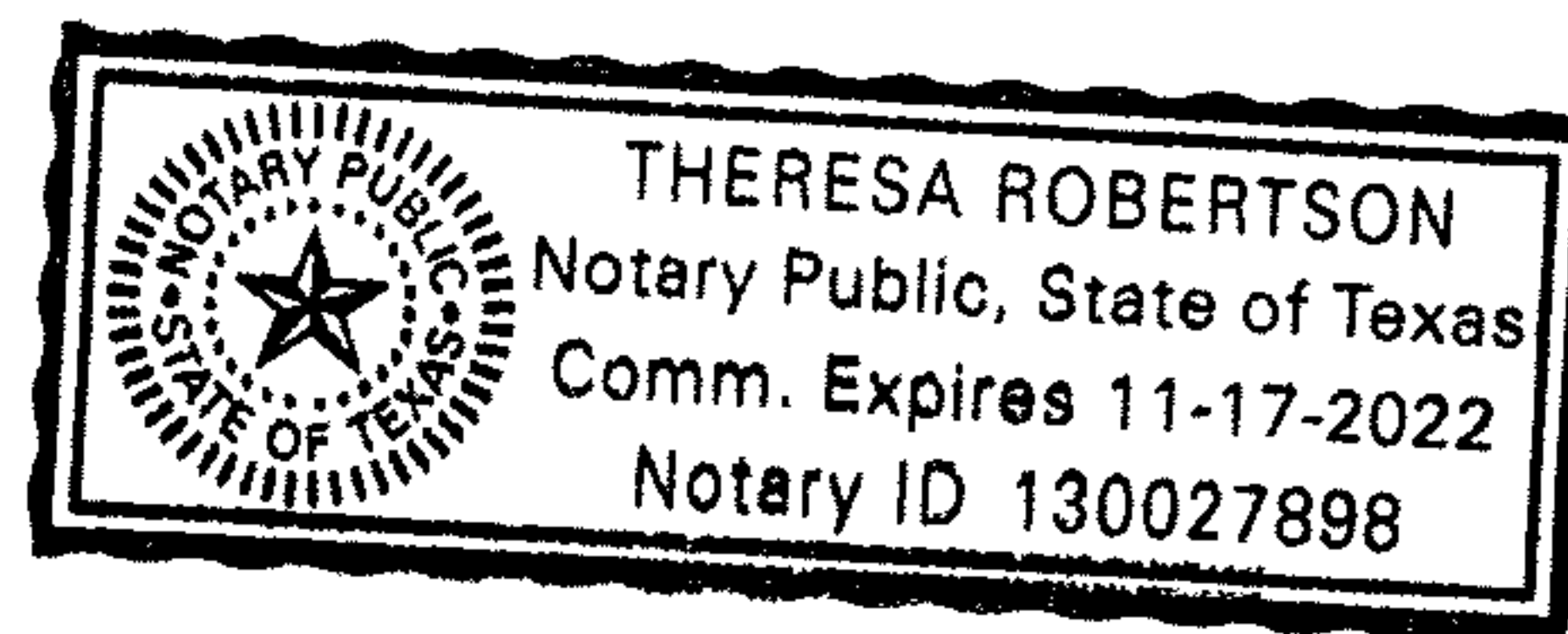
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trey Cook whose name as Doc Ex Associate of Grantor, acting in its capacity as Doc Ex Assoc, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed 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 12 day of February, 2019.

(SEAL)

Theresa Robertson
NOTARY PUBLIC
My Commission Expires: 11/17/2022

INSTRUMENT PREPARED BY:
Sady D. Mauldin, Esq.
ALBERTELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209
18-023814



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

Grantor's Name	<u>Nationstar Mortgage LLC</u>	Grantee's Name	<u>Federal National Mortgage Association</u>
Mailing Address	<u>8950 Cypress Waters Blvd</u> <u>Coppell TX 75019</u>	Mailing Address	<u>PO Box 650043</u> <u>Dallas TX 75265</u>
Property Address	<u>655 Mountain View Lane</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>01/07/2019</u>
		Total Purchase Price	<u>\$ 298359.65</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 <u>Bid Instructions</u>
☐ 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 03/14/2019

Print Machenta Ramdeholl

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk

Sign Machenta Ramdeholl

Shelby County, Alabama
03/14/2019 02:16:49 PM
\$22.00 JESSICA
20190314000082540

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Byrd

