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10/01/2019 01:59:32 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: 9166019 / Logan

Send Property Tax Notice to:
Secretary of Veterans Affairs, an
Officer of the United States
(Department of Veterans Affairs,
VA Regional Loan Center, P.O.
Box 1437, St. Petersburg, FL
33731)

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 **Secretary of Veterans Affairs, an Officer of the United States** (Department of Veteran Affairs c/o Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203), (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:

Lot 56, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, 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 13, 2019, RECORDED IN INSTRUMENT NO.20190919000343550, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Nationstar Mortgage LLC
IN WITNESS WHEREOF, d/b/a Mr. Cooper (Grantor), by Connie Melendez, its Assistant Secretary, who
is authorized to execute this conveyance, has hereto set its signature and seal, on this 26 day of
September, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: Connie Melendez 9/26/19 (Seal)

Name: Connie Melendez

Title: Assistant Secretary

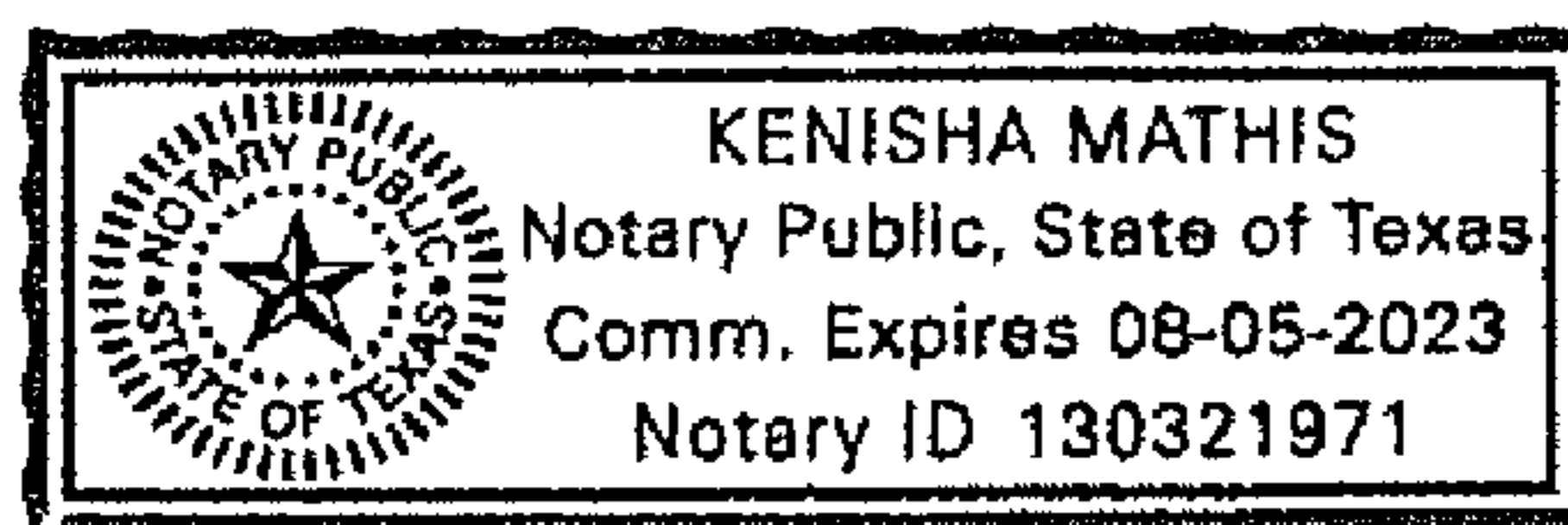
THE STATE OF TEXAS
COUNTY OF DENTON

I, the undersigned Notary Public, in and for said county, in said state hereby certify that
Connie Melendez who is Assistant Secretary of Nationstar Mortgage LLC 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 with full authority, executed same voluntarily for and as the act of
Assistant Secretary.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 26 day of September,
2019.

[Signature]
NOTARY PUBLIC

My Commission expires: 8-5-2023



Real Estate Sales Validation Form			
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>			
Grantor's Name	Nationstar Mortgage LLC d/b/a Mr. Cooper	Grantee's Name	Secretary of Veterans Affairs, an Officer of the United States
Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019	Mailing Address	Department of Veterans Affairs, VA Regional Loan Center, P.O. Box 1437, St. Petersburg, FL 33731
Property Address	593 Forest Lakes Drive Sterrett, AL 35147	Date of Sale	September 9, 2019
		Total Purchase price	\$166,419.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

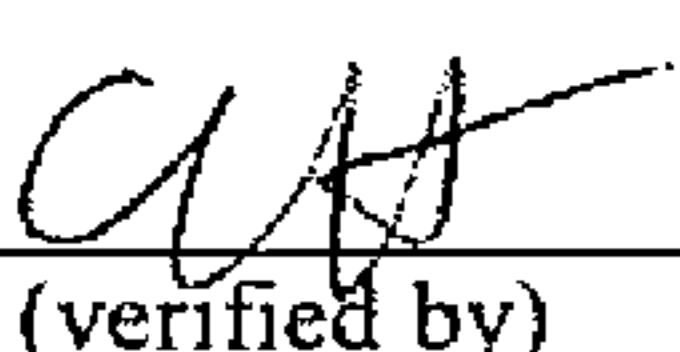
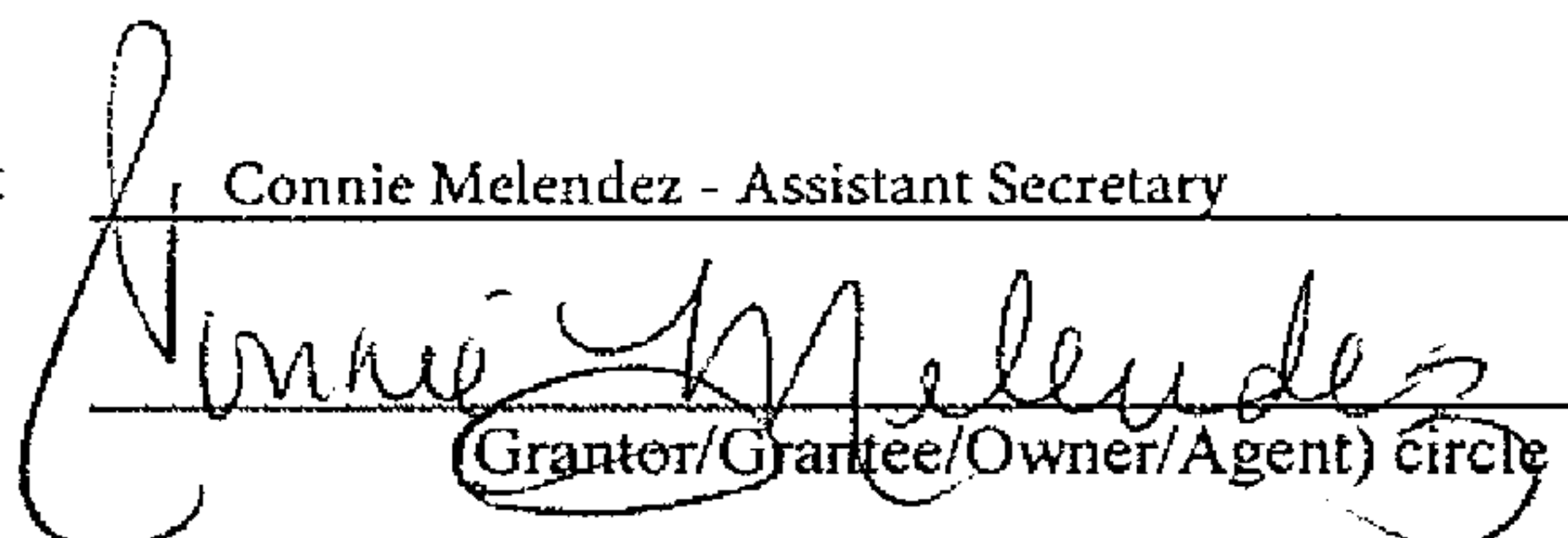
Date of Sale - the date on which interest to the property was conveyed.

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	September 26, 2019	Print	Connie Melendez - Assistant Secretary
<input checked="" type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 91660



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 01:59:32 PM
\$29.00 CATHY
20191001000359320

Allen S. Bayl