

BAM1901533

After Recording Return To:

Abel Rojas
190 Wilson Dr.
Montevallo, AL 35115

20191218000468100
12/18/2019 08:48:00 AM
DEEDS 1/3

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 16 day of December 2019 by and between **Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually but solely as trustee** (hereinafter referred to as "Grantor") for valuable consideration **Seventy Thousand and 00/100 Dollars (\$70,000.00)**, received to its full satisfaction from **Abel Rojas and Rocio Martinez** (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Deed recorded herewith.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 1451 Hwy 89 Montevallo AL 35115

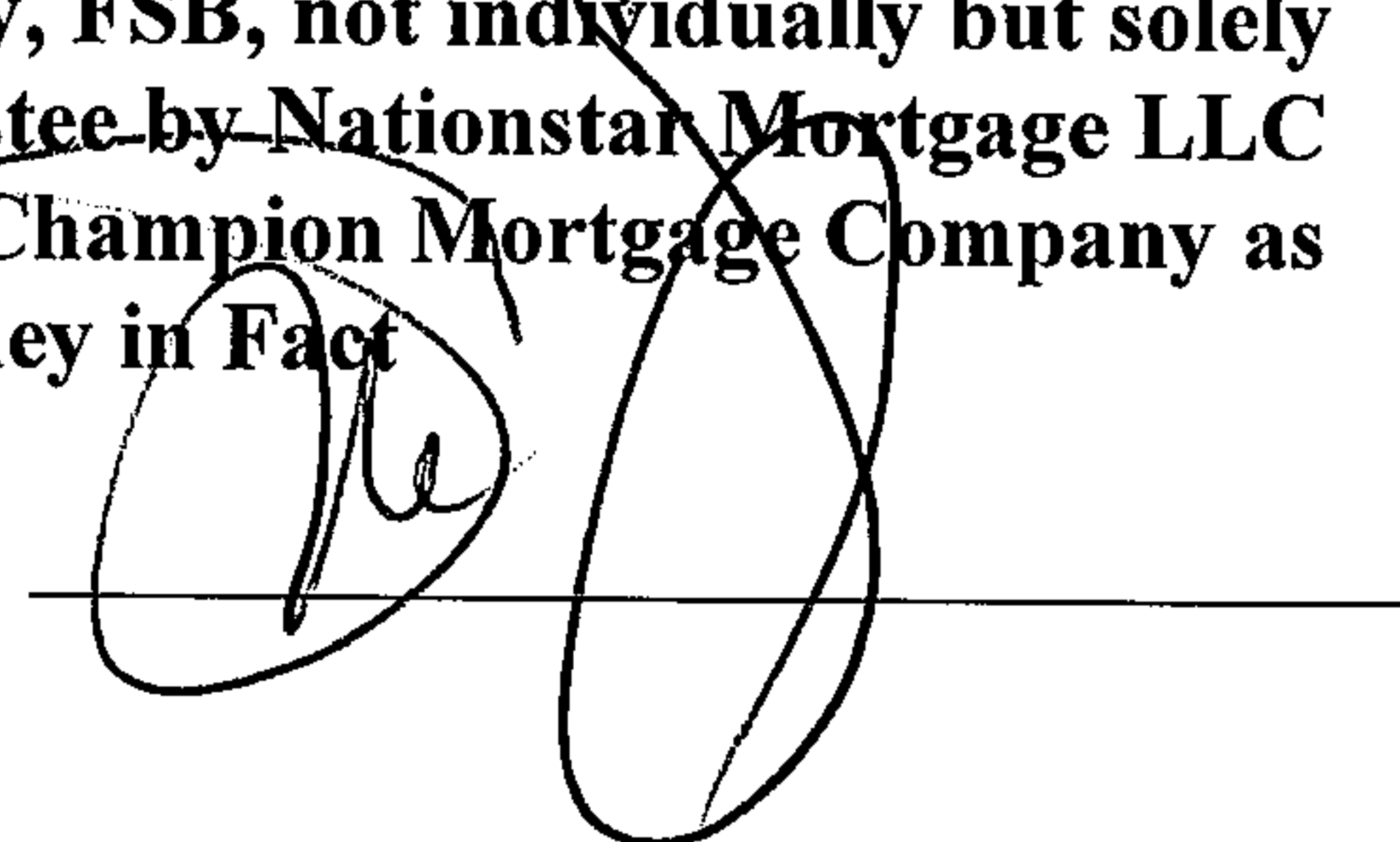
This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

**Nationstar HECM Acquisition Trust
2018-3, Wilmington Savings Fund
Society, FSB, not individually but solely
as trustee by Nationstar Mortgage LLC
d/b/a Champion Mortgage Company as
Attorney in Fact**



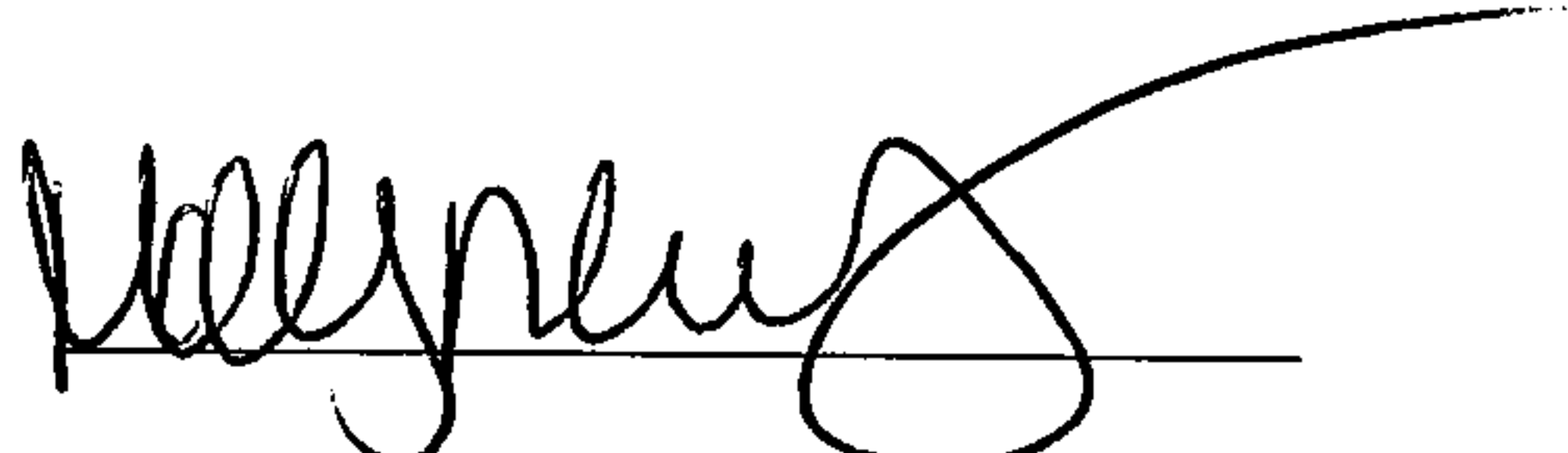
WITNESS BRANDEN BEARD

By:



Its:

SONIA CAPI ASSISTANT SECRETARY



WITNESS MOLLY MERCHANT

STATE OF } CALIFORNIA

COUNTY OF } ORANGE

Before me, the undersigned authority, on this day appeared SONIA CAPI,

ASSISTANT SECRETARY of Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually but solely as trustee known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 12 day of DEC, 2019

Notary Public Signature

TINA GOMEZ

Notary Public Printed Name

My commission expires: FEB 12, 2021

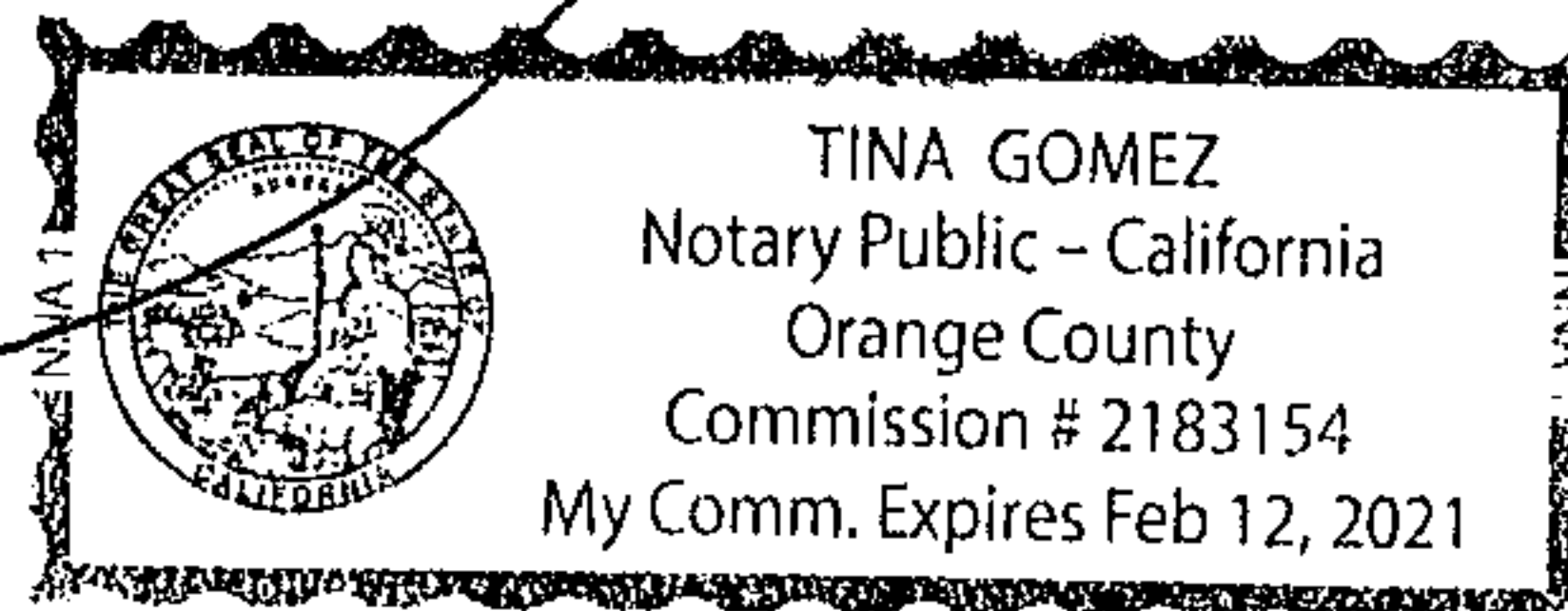


Exhibit A

FROM THE NE CORNER OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID S 1/2 OF THE NE 1/4 OF NW 1/4 OF SECTION 7, A DISTANCE OF 116.5 FEET MORE OR LESS TO POINT ON THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD NO. 21 FOR THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED: THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, FOR 210 FEET; THENCE TURN AN ANGLE OF 76 DEGREES 20 MINUTES TO LEFT AND RUN SOUTHWESTERLY FOR 210.0 FEET;

THENCE TURN AN ANGLE OF 103 DEGREES 40 MINUTES TO LEFT AND RUN EASTERLY 210.0 FEET TO POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 21; THENCE TURN AN ANGLE OF 76 DEGREES 20 MINUTES TO THE LEFT AND RUN NORTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 21, 210.10 FEET MORE OR LESS TO POINT OF BEGINNING, BEING A PART OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, AND BEING ONE ACRE, MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO STEPHEN R. HALL, PURSUANT TO DEED RECORDED IN DEED BOOK 091, PAGE 402, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST AND GO WEST ALONG THE NORTH BOUNDARY OF SAID S 1/2 OF THE NE 1/4 OF THE NW 1/4 FOR 116.50 FEET TO A POINT ON THE WEST BOUNDARY OF SHELBY COUNTY HIGHWAY NO. 89; THENCE SOUTH 13 DEGREES 40 MINUTES 58 SECONDS WEST ALONG SAID WEST BOUNDARY FOR 112.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 96.00 FEET; THENCE WEST FOR 209.74 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 58 SECONDS EAST FOR 96.00 FEET; THENCE EAST FOR 209.74 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: EASEMENT FOR WATER PIPE LINE AS SHOWN BY DEED RECORDED IN DEED BOOK 177, PAGE 309.

PARCEL ID NO. 35-3-07-0-001-009.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2019 08:48:00 AM
\$98.00 CHARITY
20191218000468100

Allen S. Bayl