

Send tax notices to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20200106000006720  
01/06/2020 08:41:01 AM  
DEEDS 1/2

STATE OF ALABAMA            )  
SHELBY COUNTY                )

**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 5, ACCORDING TO THE SURVEY OF PARADISE COVE, AS RECORDED IN  
MAP BOOK 15, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

**Property Street Address for Informational Purposes: 900 Paradise Cove Ln, Unit L  
Wilsonville, AL 35186**

**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 04 day of December, 2019.

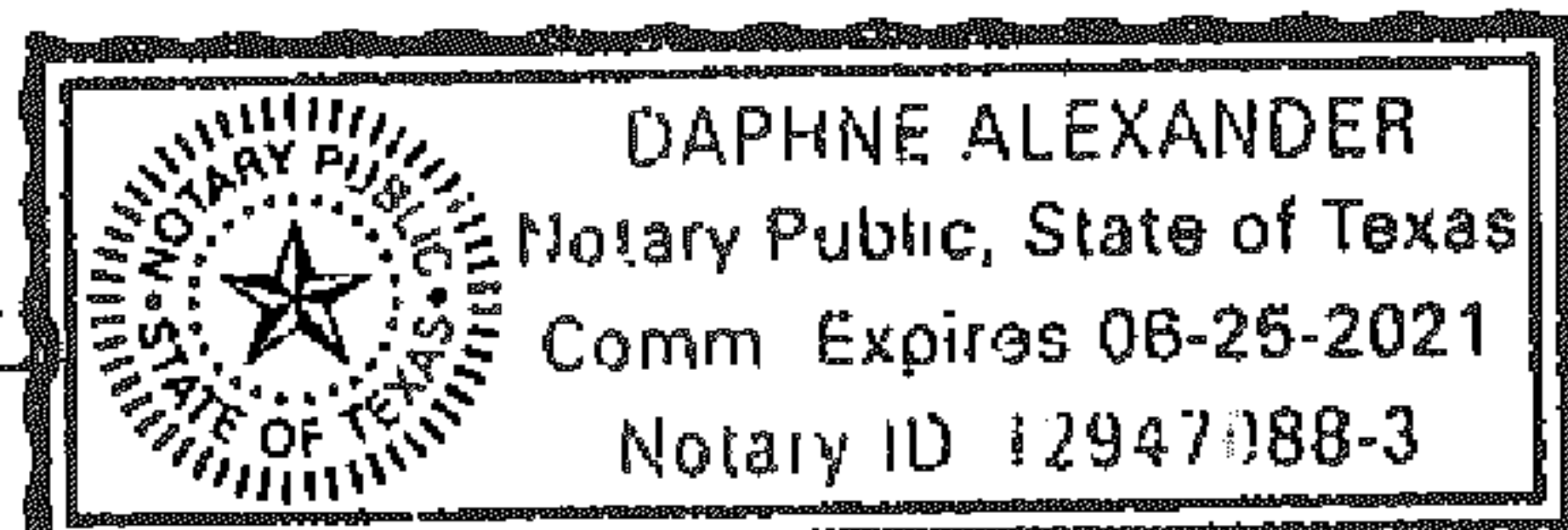
Talya Harris 12.04.19  
BY: Talya Harris  
ITS: Document Execution Associate

STATE OF TEXAS                )  
COUNTY OF DENTON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Talya Harris whose name as Document Execution Associate of Nationstar Mortgage LLC d/b/a Mr. Cooper acting in its capacity as Document Execution Associate 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 04 day of December, 2019.

(SEAL)



Daphne Alexander  
NOTARY PUBLIC  
My Commission Expires: 6/25/21

INSTRUMENT PREPARED BY:  
Sady D. Mauldin, Esq.  
ALBERTELLI LAW  
One Independence Plaza, Suite 416  
Birmingham, AL 35209  
19-021128

## 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 dba  
 Mailing Address Mr. Cooper  
8950 Cypress Waters Blvd  
Coppell, TX 75019

Grantee's Name Federal National Mortgage  
 Mailing Address Association  
P.O. Box 650043  
Dallas, TX 75265

Property Address 900 Paradise Cove Ln  
Unit L  
Wilsonville, AL 35186

Date of Sale 12/04/2019  
 Total Purchase Price \$ 10  
 or  
 Actual Value \$ 228424.35  
 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 Bidding Instructions provided by lender  
☐ 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 12-20-19

Print Ashley Webb

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Office of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 01/06/2020 08:41:01 AM  
 \$26.00 CHERRY  
 20200106000006720

(verified by)

Ashley Webb