

Send tax notices to:
Nationstar Mortgage, LLC d/b/a Mr. Cooper
350 Highland Dr
Lewisville, TX 75067

STATE OF ALABAMA)
COUNTY Shelby)

20230103000000080
01/03/2023 08:12:56 AM
DEEDS 1/2

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 3321, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 33RD ADDITION,
AS RECORDED IN MAP BOOK 16, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

**Property Street Address for Informational Purposes: 2103 Baneberry Dr, Birmingham,
AL 35244**

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 13 day of December, 2022.

NSM LLC, d/b/a Mr. Cooper

Britney Wilson 12-13-2022

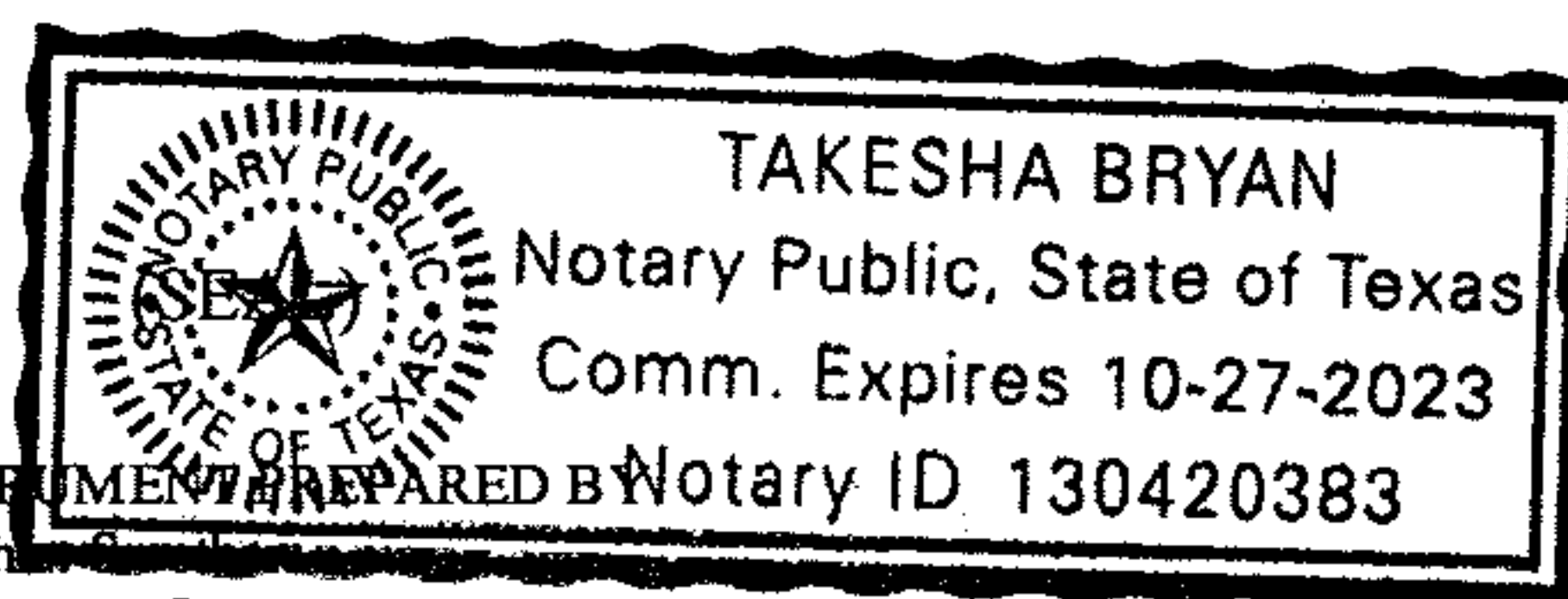
BY: Britney Wilson

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 Britney Wilson whose name as Doc. Ex. Associate of NSM LLC, d/b/a Mr. Cooper acting in its capacity as Doc. Ex. Associate 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 13 day of December, 2022.



INSTRUMENT PREPARED BY
Jonathan C. Alberelli
ALBERELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209
22-003643

Takesha Bryan
NOTARY PUBLIC
My Commission Expires: 10/27/23

Real Estate Sales Validation Form

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

Grantor's Name Ronald Madison
 Mailing Address 635 Riverhaven Circle
Birmingham, AL 35244

Grantee's Name Nationstar Mortgage LLC d/b/a Mr. Cooper
 Mailing Address Nationstar Mortgage LLC
Bankruptcy Department
PO Box 1190916

Property Address 2103 Baneberry Dr.
Birmingham, AL 35244

Date of Sale 09/27/2022Total Purchase Price \$466,701.74

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 01/03/2023 08:12:56 AM
 \$26.00 BRITTANI
 20230103000000080

Alicia S. Boyd

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☒ OtherAla Foreclosure Proceedure☐ 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 12/15/2022Print Christopher LattaSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

☐ Unattested

(verified by)