

FILE NO.: NAT-25-03450

DOCUMENT PREPARED BY AND RETURN TO:
Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

STATE OF Texas
COUNTY OF Dallas

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: **Nationstar Mortgage LLC**, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, and his/her successors in such office, as such, and his/her or their assigns**, an officer of the United States of America, hereinafter called Grantee, whose address is Department of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, the following described property situated in Shelby County, Alabama:

LOT 3, TRIPLE SPRINGS SUBDIVISION, AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 5 PAGE 34.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof. The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

FILE NO.: NAT-25-03450

TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its company seal affixed this the 29 day of September, 2025.

NATIONSTAR MORTGAGE LLC

By: D. McGuinn
Printed Name: Dawn McGuinn
Its: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

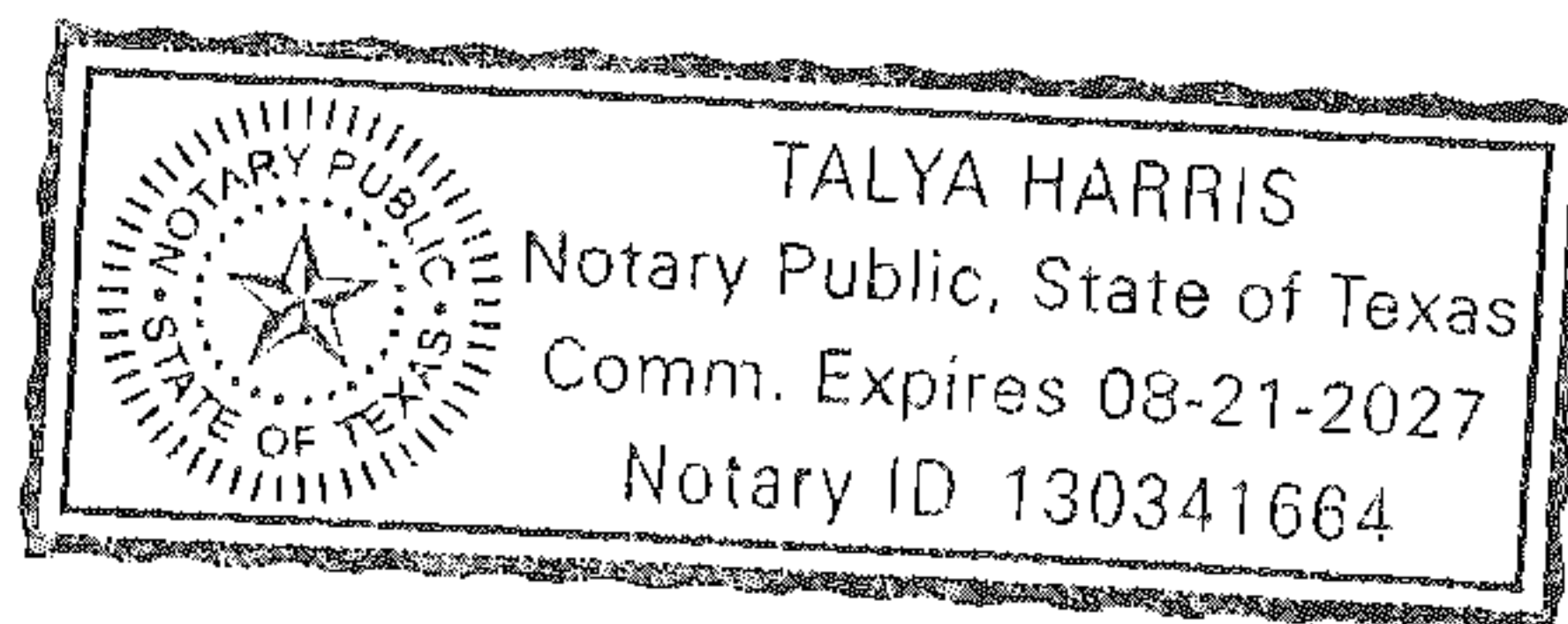
I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Dawn McGuinn, whose name as Assistant Secretary for Nationstar Mortgage LLC has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Nationstar Mortgage LLC.

Given Under hand and seal this 29 Day of September, 2025.

Talya Harris
Notary Public

My Commission Expires: 08/21/2027

(Notary Seal)



RID: 853512153
Rubin Lublin
GA

Real Estate Sales Validation Form**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>Secretary of Veterans Affairs, An officer of The United States</u>
Mailing Address	<u>8950 Cypress Waters Blvd</u> <u>Coppell, TX 75019</u>	Mailing Address	<u>3401 West End Avenue</u> <u>Suite 760W</u> <u>Nashville, TN 37203</u>
Property Address	<u>404 DEBORAH DR</u> <u>COLUMBIANA, AL 35051</u>	Date of Sale	<u>September 18, 2025</u>
		Total Purchase Price	<u>\$292,494.00</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 Mortgage Foreclosure Deed

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 10/2/2025Print Amanda Norris

Unattested

Sign Amanda Norris

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2025 09:56:59 AM
\$29.00 BRITTANI
20251002000301980

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1*Allen S. Bayl*