

PREPARED BY: James W. Tarlton
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

Cross Reference: Instrument No. 2001-25601, Shelby
County, AL Records

Grantor: Donald F Stafford, Jr. and Cherie Stafford
1031 Stage Coach Road
Alabaster, AL 35007
Phone: 469-549-2077

Grantee: Nationstar Mortgage, LLC
350 Highland Dr
Lewisville, TX 75067
Phone: 469-549-2077

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Alabama

COUNTY OF Shelby

THIS INDENTURE, this 22 day of November, 2010 between DONALD F STAFFORD, JR. AND CHERIE STAFFORD, husband and wife, as party of the first part, hereinafter called Grantor, and NATIONSTAR MORTGAGE, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:



20110713000203650 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/13/2011 02:06:31 PM FILED/CERT

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated June 11, 2001, from Donald F. Stafford, Jr., husband and Cherie Stafford, wife to New South Federal Savings Bank, recorded in Instrument No. 2001-25601, Shelby County, Alabama Probate Office, said Mortgage, as last transferred by assignment to Nationstar Mortgage LLC recorded in Instrument No. 20090722000282270.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Mortgage shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Mortgage. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

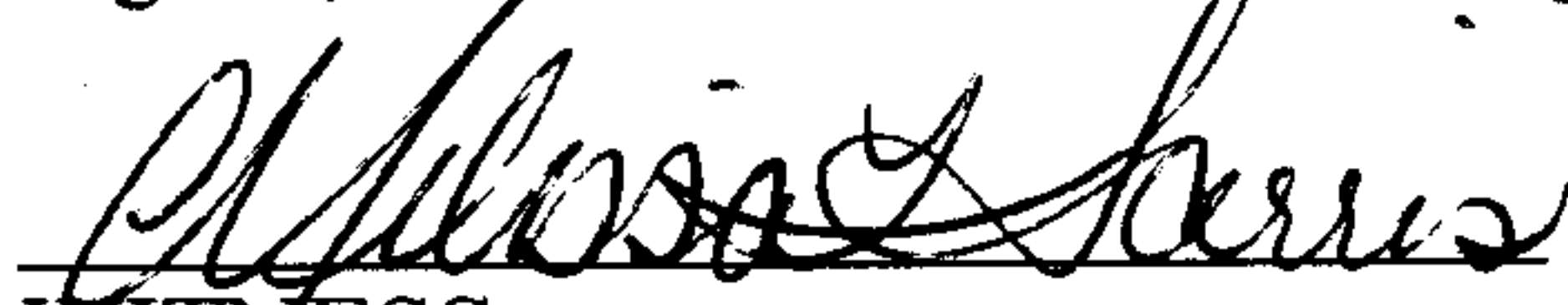
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

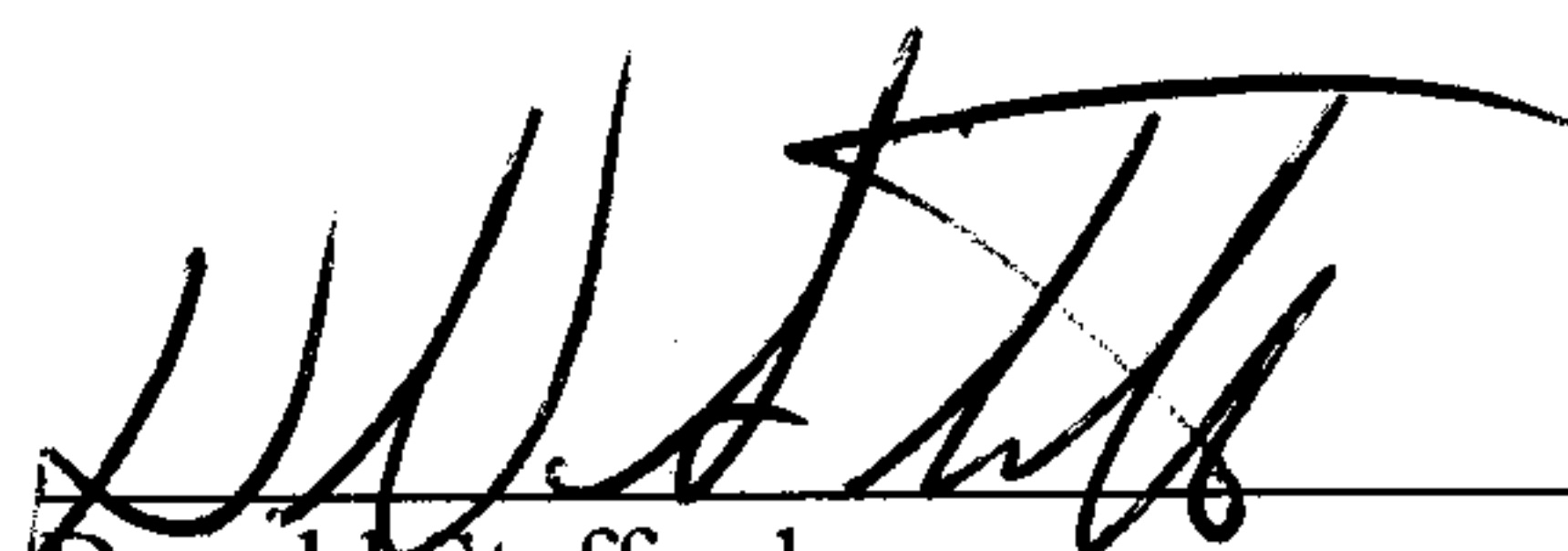
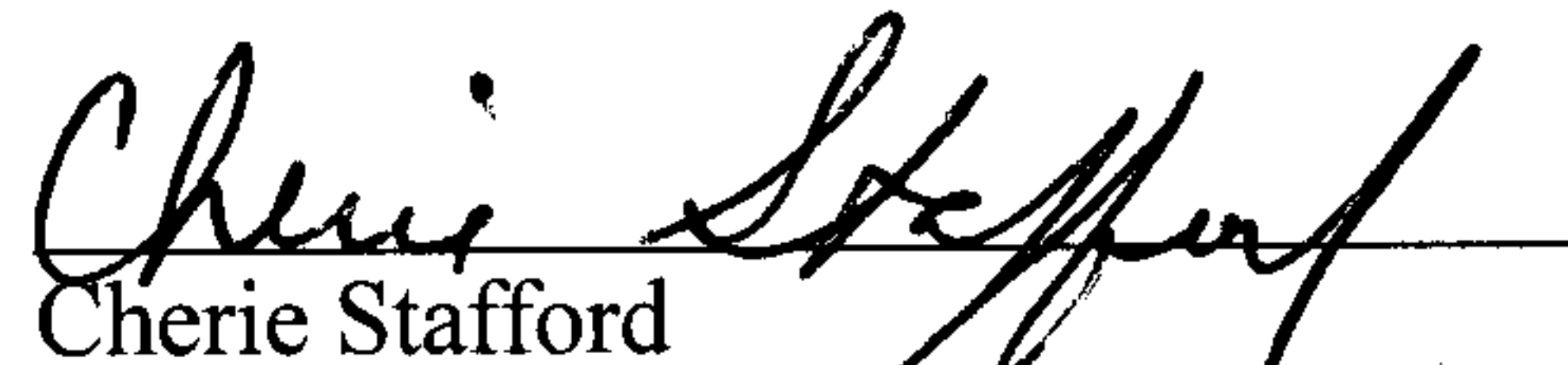
TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


WITNESS


Donald Stafford

Cherie Stafford

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Donald F Stafford, Jr. and Cherie Stafford, whose names are signed to the foregoing instrument and who are known to me, who acknowledged before me this date that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 22nd day of November 20 10

Sharon Anderson

NOTARY PUBLIC


My Commission expires: My Commission Expires Feb. 22, 2011



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EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE S 87 DEGREES 34' 46" E ALONG THE NORTH LINE OF SAID QUARTER -QUARTER A DISTANCE OF 271.02' TO A FOUND REBAR CORNER; THENCE RUN S 16 DEGREES 45' 10" E A DISTANCE OF 694.23' AS SET REBAR CORNER IN THE CENTERLINE OF STAGECOACH ROAD; THENCE RUN S 52 DEGREES 40' 45" W ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 184.93' TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 16'30" AND A RADIUS OF 573.68'; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 172.97' TO THE P.T. OF SAID CURVE; THENCE RUN S 70 DEGREES 02' 45" W ALONG THE SAID CENTERLINE OF SAID ROAD A DISTANCE OF 149.63' TO A SET REBAR CORNER; THENCE RUN N 01 DEGREES 59' 45" ALONG THE WEST LINE OF SAME SAID QUARTER - QUARTER SECTION A DISTANCE OF 923.38' TO THE POINT OF BEGINNING.


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