


PREPARED BY:
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Return To:
Foreclosure Team 13
1544 Old Alabama Road
Roswell, GA 30076

CROSS REFERENCE: INSTRUMENT NO.
20070223000084800 SHELBY COUNTY,
AL RECORDS

Grantor: Michael A. Gertz and Rebekah J. Gertz
105 Lenox Drive
Birmingham, AL 35242
Phone: 888-917-3094

Grantee: Federal National Mortgage Association
14221 Dallas Parkway,
Suite 1000,
Dallas, TX 75254
888-917-3094


20130725000303270 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
07/25/2013 12:43:47 PM FILED/CERT

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Florida
COUNTY OF Pineellas

THIS INDENTURE, this 23 day of April, 2013 between Michael A. Gertz and Rebekah J. Gertz, husband and wife, as party of the first part, hereinafter called Grantor, and Federal National Mortgage Association, 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:

Signed, sealed and delivered in the presence of:

Michael A. Gertz
Michael A. Gertz

Rebekah J. Gertz
Rebekah J. Gertz

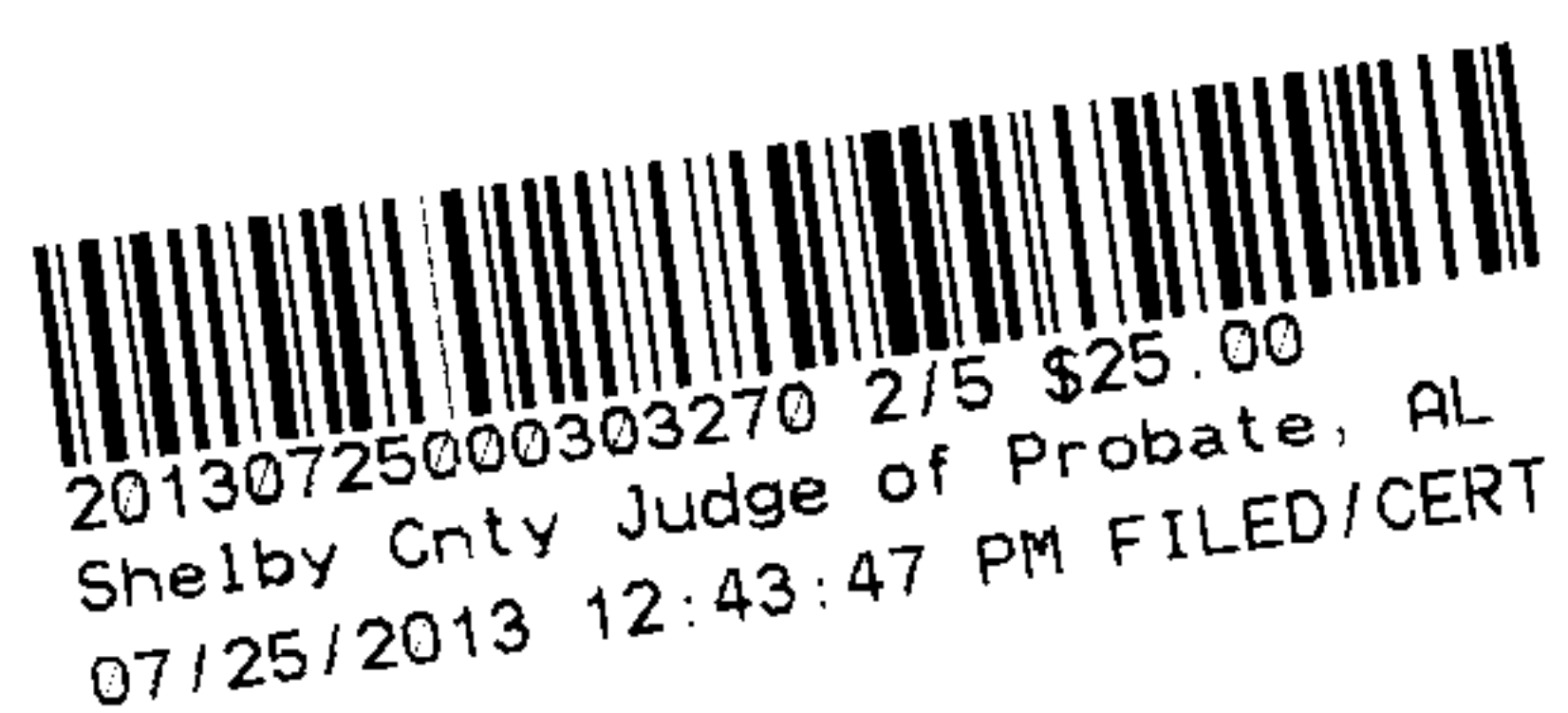
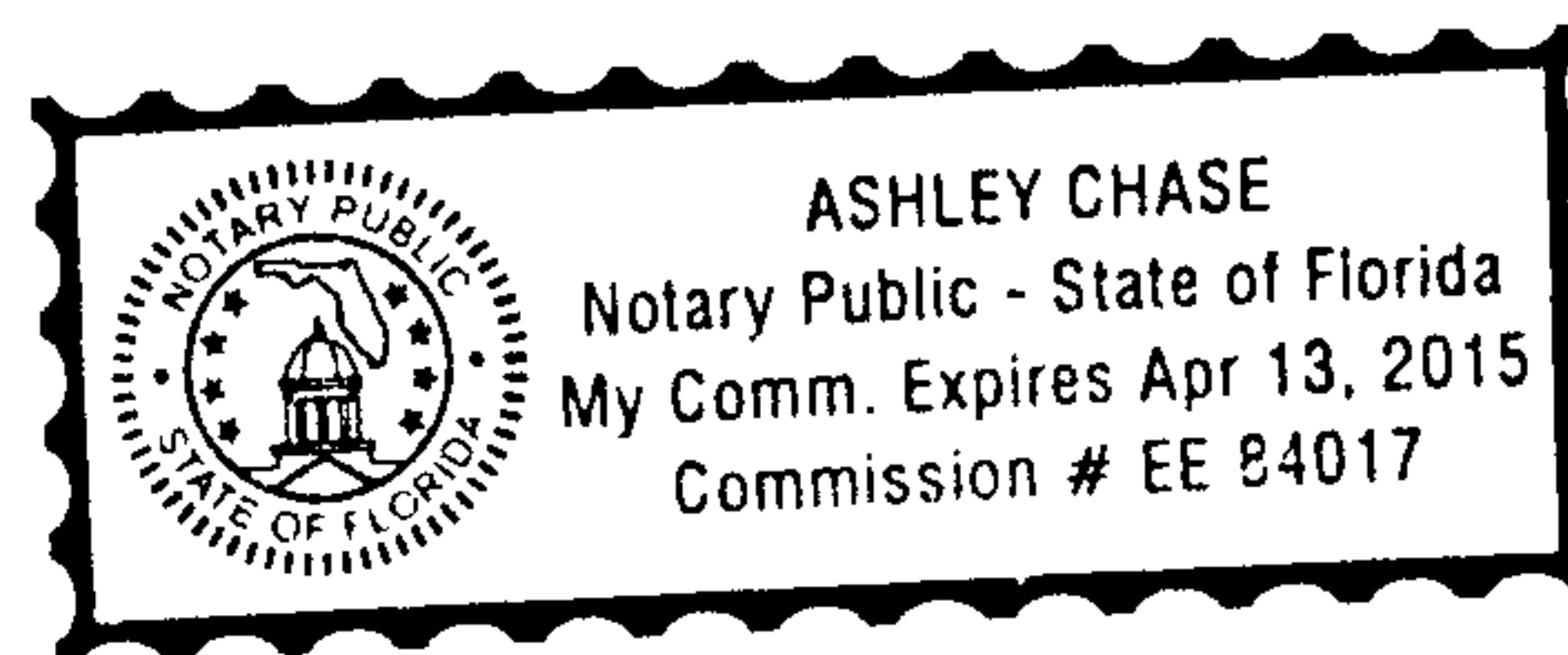
STATE OF Florida

COUNTY OF Pinellas

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael A. Gertz and Rebekah J. Gertz, 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 23 day of
April 2013

Ashley Chase
NOTARY PUBLIC
My Commission expires: Apr. 13, 2015



SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated February 20, 2007, from Michael A. Gertz to SunTrust Mortgage, Inc., recorded in Instrument No. 20070223000084800, Shelby County, Alabama Probate Office, said Mortgage, as last transferred by assignment to Federal National Mortgage Association recorded in Book * _ . __, Page * _ . __, Shelby County, Alabama Probate Office.

*BY ASSIGNMENT RECORDED SIMULTANEOUSLY HERewith AND MADE A PART HEREOF BY REFERENCE.

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.

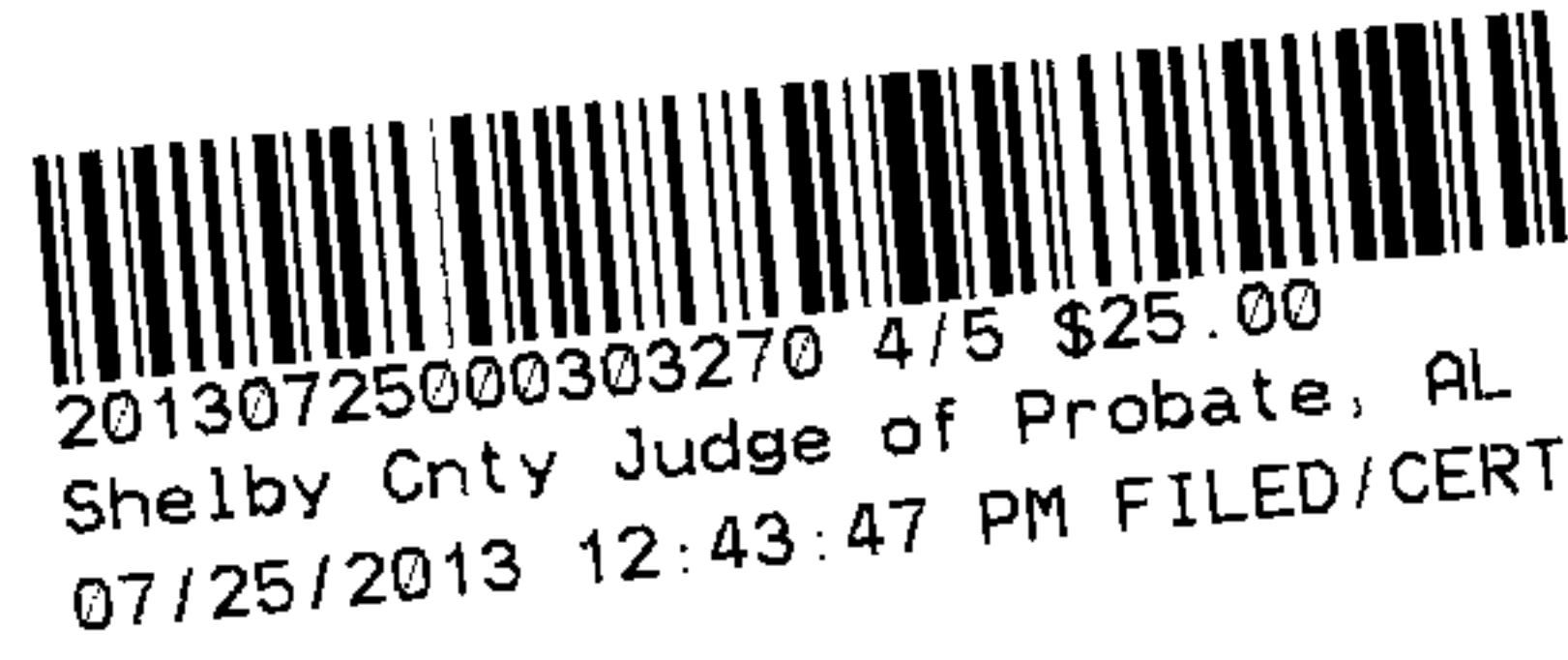
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



20130725000303270 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LOT 33, ACCORDING TO THE SURVEY OF LENOX PLACE PHASE ONE, AS
RECORDED IN MAP BOOK 19, PAGE 44, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.



Real Estate Sales Validation Form

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

FNMA

Grantor's Name Michael A. and Rebekah J. Gertz Grantee's Name Federal National Mat. Assoc.
Mailing Address 105 Lenox Dr. Birmingham, AL 35242 Mailing Address 14221 Dallas Parkway Suite 1000 Dallas, TX 75254

Property Address 105 Lenox Dr. Birmingham, AL 35242

Date of Sale 4/23/2013
Total Purchase Price \$ Ø
or
Actual Value \$ Ø
or
Assessor's Market Value \$ Ø

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Deed in Lieu of foreclosure

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 7/24/2013

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

