


**This Instrument Prepared
Without Benefit of Survey By:**


20130912000370730 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/12/2013 02:21:14 PM FILED/CERT

Burt W. Newsome
Newsome Law, L.L.C.
P.O. Box 382753
Birmingham, AL 35238
(205) 747-1970

STATE OF ALABAMA

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§

SHELBY COUNTY

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DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Eight Thousand and NO/100 (\$188,000.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor, C. G. Canter and Associates, Inc. (herein referred to as "Grantor"), hereby grant, bargain, sell, and convey unto Renasant Bank (herein referred to as "Grantee"), all that certain property situated in Shelby County, Alabama, more particularly described as follows:

Lot 52, According to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35 A & B, in the Probate Office of Shelby County, Alabama.

This is a deed in lieu of foreclosure. It is the intention of the Grantor and the Grantee that this deed and the effect of the conveyance evidenced hereby, shall be governed by, and interpreted according to, the provisions of § 35-10-50 & 35-10-51, Code of Alabama (1975), as amended. Without limiting the generality of the foregoing sentence, the Grantor and Grantee agree that this deed shall have the effect of transferring absolute title to the above described property to the Grantee free of any statutory or equitable right of redemption in the Grantor or anyone claiming by or through the Grantor. It is the further intention of the Grantor and Grantee that the lien created by that certain Mortgage from Grantor to Grantee, dated March 15, 2007, and recorded on March 21, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070321000129270, will not merge into the fee title acquired by the Grantee pursuant to this deed. No such merger will occur until such time as the Grantee executes a written instrument specifically effecting such merger or releasing said Mortgage and duly records the same.

To have and to hold to Grantee, its successors and/or assigns forever, together with every contingent remainder and right of reversion. And Grantor does for itself, its successors, heirs and/or assigns, covenant with Grantee, its successors and/or assigns, that it is lawfully seized in fee simple of said real estate, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors, heirs and/or assigns shall, warrant and defend the same to the Grantee, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 9th day of September, 2013.

C. G. Canter and Associates, Inc.

BY: [Signature]

ITS: President

STATE OF ALABAMA

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§ ss.

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COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. G. Canter, JR. as President of C. G. Canter and Associates, Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily.

Given under my hand and seal this the 9th day of September, 2013.

[Signature]
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 11, 2014
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS



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Real Estate Sales Validation Form

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

Grantor's Name C.G. Carter & Associates, Inc. Grantee's Name Renasant Bank
Mailing Address P.O. Box 21681 Mailing Address 2001 Park Place
Anniston, AL 36202 Suite 600
Birmingham, AL 35203
ATTN: Bill Stockton

Property Address Lot 52 of Sunway Date of Sale _____
Lake Forest 6 Sector Total Purchase Price \$ _____
Alabaster, AL or
Actual Value \$ _____
or
Assessor's Market Value \$ 275,700

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
☐ 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.

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 9/12/2013

Print Christina Varghese

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

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