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PREPARED BY:  
RCO Legal, P.C  
Karen Maxcy  
1587 Northeast Expressway  
Atlanta, GA 30329

Cross Reference: Mortgage recorded as Document Number 20070430000199090, Shelby County, Alabama Records

Grantor: John Leonard Rush and Rhonda Rush, husband and wife, 1307 Altadena Rise, Birmingham, AL, 35242

Grantee: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, TX 75063

### WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Alabama

COUNTY OF Shelby

THIS INDENTURE, made this 14 day of February, 2015, between John Rush and Rhonda Rush, 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 Dollars and 00/100 (\$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:

All that parcel of land in County of Shelby, State of Alabama as more fully described in Instrument No. 20130415000153760 and being more particularly described as follows:

Lot 914, according to the survey of Forest Parks, Ninth Sector, as recorded in Map Book 24, Page 138 A & B, in the probate office of Shelby County, Alabama.

Being the same property conveyed to John Leonard Rush from Rhonda Shanner Rush, by quitclaim deed dated November 21, 2012, and recorded April 15, 2013, in Instrument No. 20130415000153760, among the land records of Shelby County, Alabama.

This is improved property known as: 123 Landale Drive, Sterrett , AL 35147

Assessor's Market Value: 220,400.<sup>00</sup>

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated April 20, 2007, from John Rush and Rhonda Rush, husband and wife, to Mortgage Electronic Registration Systems, Inc. Solely as nominee for Lehman Brothers Bank, FSB, A Federal Savings Bank recorded as Document Number 20070430000199090, in the Shelby County, Alabama Records, said Mortgage and was last transferred to Nationstar Mortgage LLC by assignment.

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 further security for the aforementioned indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

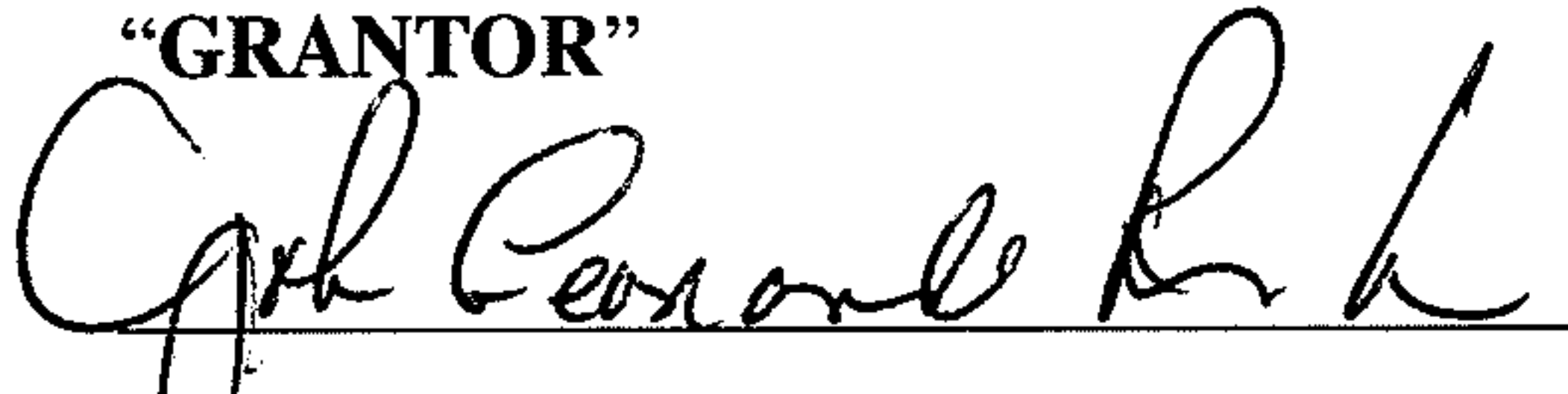
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

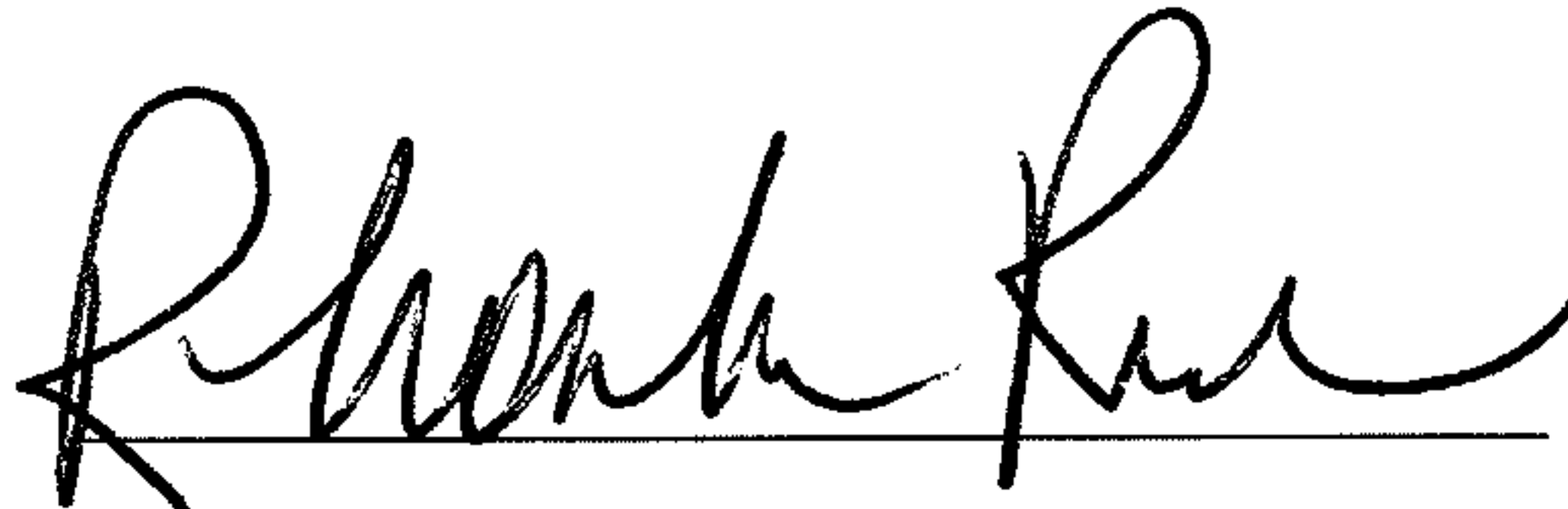
TO HAVE AND TO HOLD the said described property, will all and singular rights, members and appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

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.

"GRANTOR"

  
John Leonard Rush

  
Rhonda Rush

Signed, sealed and delivered in the presence of:

STATE OF Alabama

COUNTY OF Shelby

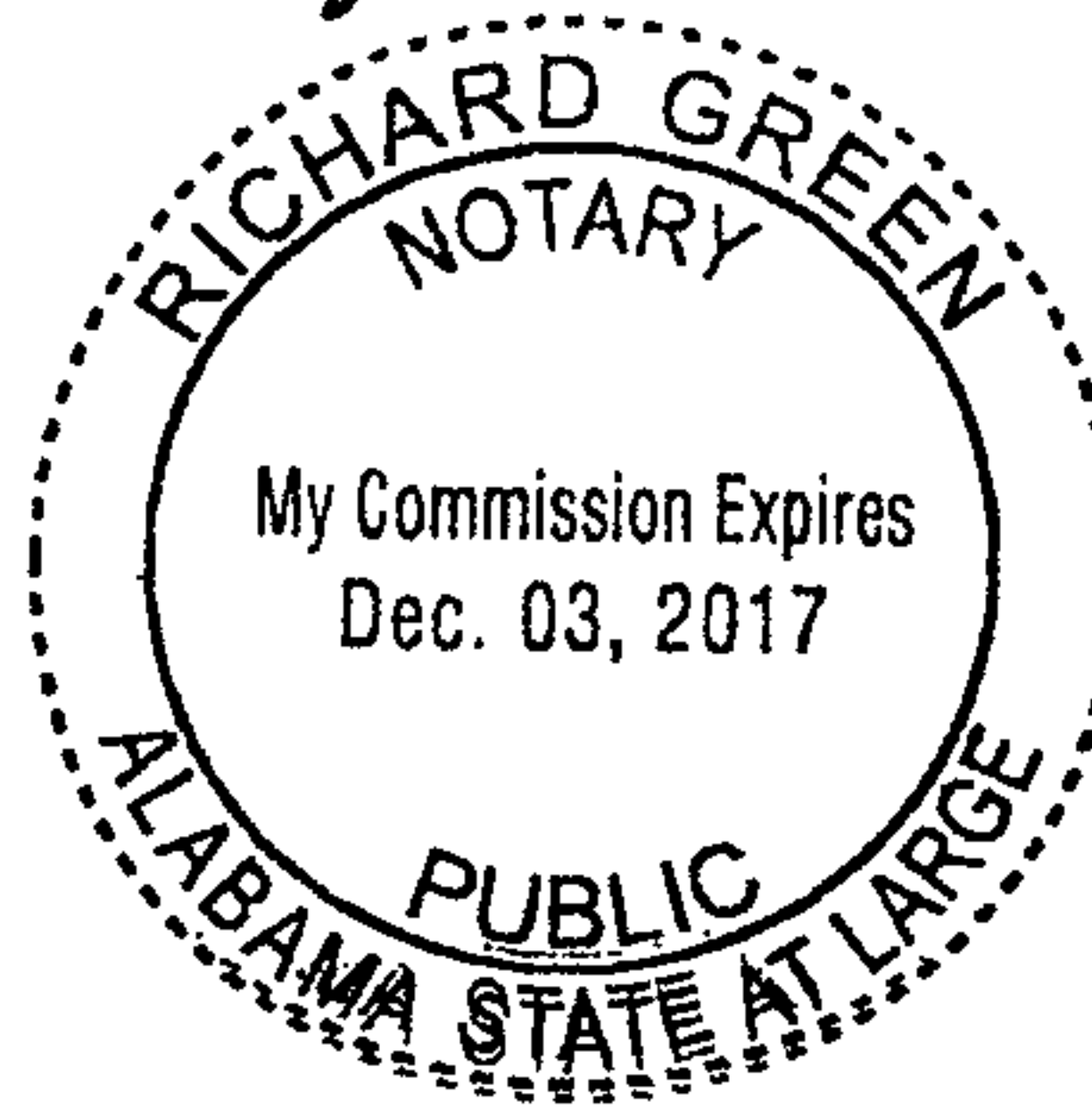
I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said State and county, hereby certify that John Leonard Rush and Rhonda Rush, husband and wife, whose name(s) are signed to the foregoing instrument and who are known to me, who acknowledged before me this date that being informed of the contents thereof they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on the 14 day of February, 2015.

Richard Green

Notary Public

My Commission Expires: December 03, 2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/20/2015 10:01:01 AM  
\$21.00 CHERRY  
20150320000087530

James W. Fuhrmeister