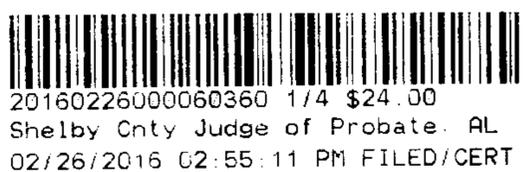


Send Tax Notice  
and recorded deed to: Blackberry Properties  
LLC

400 Caldwell Trace  
Birmingham AL  
35242

Tax ID#  
109290002017-00

STATE OF ALABAMA )  
SHELBY COUNTY )



WARRANTY DEED  
IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that:  
WHEREAS, the undersigned Stewart R. Dudley, (Grantor) is the owner and record title holder of all that real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (Property); and

WHEREAS, Grantor has heretofore executed and delivered to Blackberry Properties LLC, its successors and assigns, (Grantee) that certain mortgage recorded in Book LR 20100527000167910 in the Office of the Judge of Probate of Shelby County, Alabama (Mortgage), conveying the Property as security for the indebtedness recited therein; and

WHEREAS, Grantor has requested that he be permitted to, and has agreed to, convey the Property to Grantee in consideration of a credit by Grantee to Grantor from and against the indebtedness secured by the Mortgage; and

WHEREAS, the Grantor and the Grantee have mutually agreed upon the amount of the credit and Grantor acknowledges that such credit and other considerations given to Grantor by Grantee are fair, equitable, beneficial to and in the best interest of Grantor; and

WHEREAS, the Grantee, by the acceptance of this Deed in Lieu of Foreclosure shall in consideration therefor, credit the agreed amount of the indebtedness secured by the Mortgage.

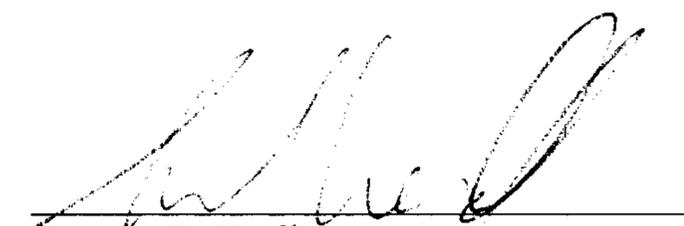
NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee, the receipt of which the Grantor hereby acknowledges, and the aforesaid agreement of the Grantee to credit the agreed amount of the indebtedness secured by the Mortgage, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY Blackberry Properties LLC, all of that certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof, together with any and all rights of redemption, statutory or equitable, of the Grantor with respect thereto. Grantor expressly made this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD to Blackberry Properties LLC, its successors and assigns, in fee simple forever.

The undersigned Grantor covenants with the Grantee that he is the owner of the Property and has a good right to see and convey the same; and that there are no other mortgages secured by the property and the Grantor will forever warrant and defend its title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantor and her heirs and assigns.

It is understood and agree that the lien and title of the Mortgage shall not be merged in the title hereby conveyed, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument and set her hands and her seal hereunto, all on this 25<sup>th</sup> day of February, 2016.

  
Stewart R. Dudley

ACKNOWLEDGMENT



20160226000060360 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/26/2016 02:55:11 PM FILED/CERT

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, Elaine Hudson, a Notary Public in said County and State, hereby certify that Stewart R. Dudley, 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, he/she executed the same voluntarily on the day the same bears date. Given under my hand this 25<sup>th</sup> day of February, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 8/26/16



20160226000060360 3/4 \$24.00  
 Shelby Cnty Judge of Probate, AL  
 02/26/2016 02:55:11 PM FILED/CERT

EXHIBIT "A"

A parcel of land located in the Northwest 1/4 of Southwest 1/4 of Section 28, Township 19 South, Range 2 West, and in the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 19 South, Range 2 West; thence in a Northerly direction along the West boundary of said 1/4-1/4 Section a distance of 1123.29 feet; thence 57 degrees, 58 minutes, 15 seconds right in a Northeasterly direction a distance of 1027.75 feet; to the point of beginning; thence 112 degrees, 31 minutes left in a Northwesterly direction a distance of 243.73 feet; thence 115 degrees, 10 minutes right in a Northeasterly direction a distance of 258.11 feet; thence 61 degrees, 29 minutes, 11 seconds right in a Southeasterly direction a distance of 149.38 feet; thence 23 degrees, 00 minutes, 17 seconds right in a Southeasterly direction a distance of 639.67 feet; thence 92 degrees, 50 minutes, 43 seconds right in a Southwesterly direction a distance of 86.0 feet; thence 83 degrees, 14 minutes, 40 seconds right in a Northwesterly direction a distance of 301.03 feet; thence 25 degrees, 28 minutes, 40 seconds left in a Northwesterly direction a distance of 173.88 feet; thence 09 degrees, 43 minutes right in a Northwesterly direction a distance of 123.48 feet to the point of beginning; being situated in Shelby County, Alabama.

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OFFICE OF ALA. JUDGE OF PROBATE

1 Deed Tax e [Signature]



20100527000167910 8/8 \$369.50  
 Shelby Cnty Judge of Probate, AL  
 05/27/2010 10:28:59 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Stewart R. Dulley  
Mailing Address 2201 Cahaba Valley Rd  
Indian Spring Village  
AL 35124

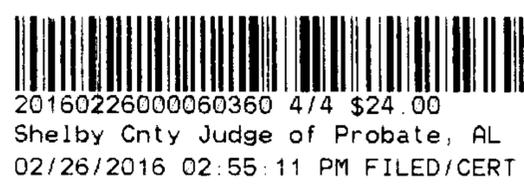
Grantee's Name Blackberry Properties LLC  
Mailing Address 400 Caldwell Trail  
Birmingham AL  
35242

Property Address 2201 Cahaba Valley Rd  
Indian Spring Village  
AL 35124

Date of Sale 2/25/2016  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 714,790

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



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 2-23-2016

Print Amara Lynn Dedy  
Sign \_\_\_\_\_

Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one