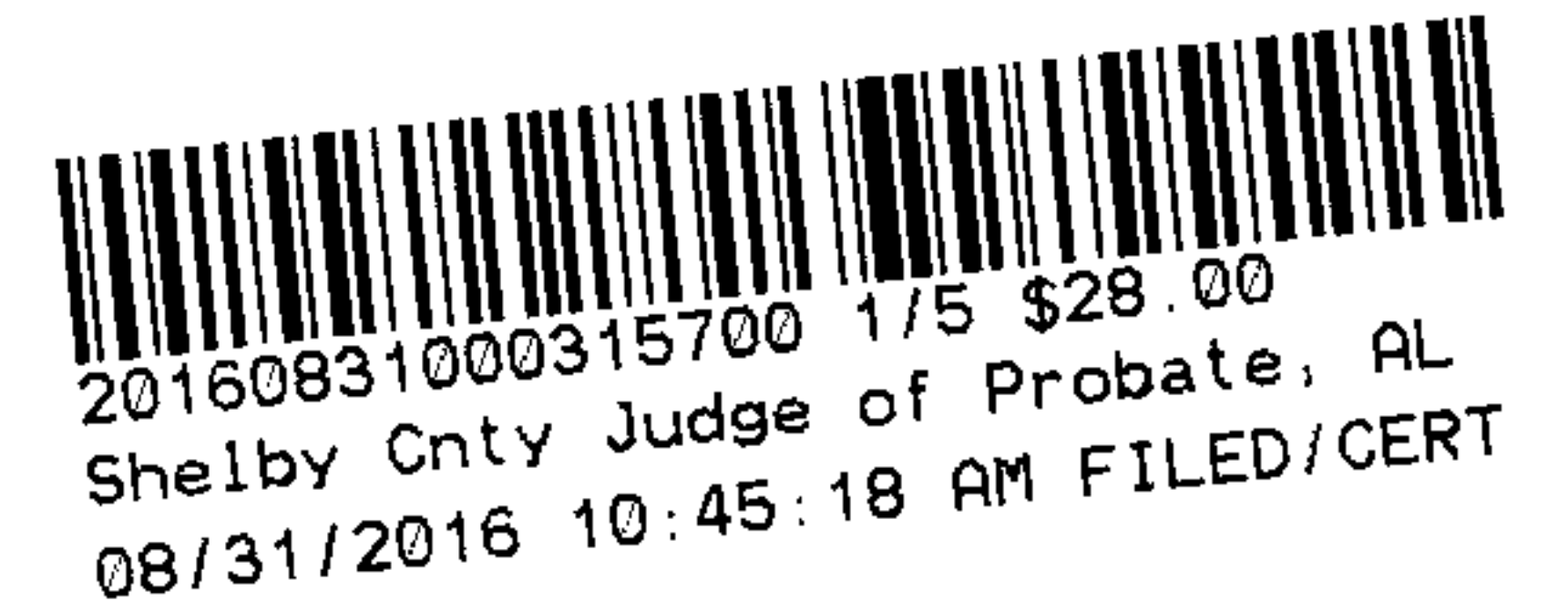


This instrument was prepared by:
Wesley K. Winborn, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
Post Office Box 530910
Birmingham, Alabama 35209
(205) 870-0555

Send Tax Notice to:
Central State Bank
P. O. Box 180
Calera, AL 35040

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
COUNTY OF SHELBY)



This indenture is made and entered into on this the 29th day of August, 2016, by and between the undersigned, **the Estate of Larry Hughes, Sr.** (the "Estate" or the "Grantor"), the estate of decedent Larry Hughes, Sr., the owner and record title holder of that certain real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), **Teresa Hughes** (the "Guarantor"), personal representative of the Estate and personal guarantor of the mortgage described herein, and **Central State Bank** (hereinafter referenced as Grantee).

WITNESSETH:

WHEREAS, a mortgage and security agreement was executed by Grantor, in favor of Grantee, on October 10, 2013, to secure an indebtedness of One Hundred Sixty-Nine Thousand Two Hundred Fifty and 66/100 (\$169,250.66) Dollars, same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama, record number 20131025000423920; which said indebtedness; with interest, fees, and costs accrued thereon; and deduction for principal amounts paid and all credits rendered; amounts to the sum of One Hundred Sixty One Thousand Two Hundred Fifty-five and 08/100 (\$161,255.08) Dollars; and

WHEREAS, said indebtedness is due and payable, and Grantor is unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same;

NOW, THEREFORE, in consideration of the premises, and in further consideration of the Grantee's forgiveness of Grantor's said indebtedness, by these presents hereby grants, bargains, sells, and conveys unto Grantee, the Property, together with any and all rights of redemption, statutory and equitable, of the Grantor or Guarantor. **Grantor and Guarantors expressly make this conveyance without reservation or retention of any rights of redemption, statutory or equitable.**

THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF GRANTOR'S SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.


Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the Property unto the said Grantee and unto its successors and assigns, in fee simple forever.

The Grantor covenants with the Grantee that it is the owner of the Property and has a good right to sell and convey the same; that the same is free of all encumbrances except the Mortgage; and that the Grantor will forever warrant and defend the title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantor and its successors and assigns.


It is agreed between the parties to this instrument that the same shall operate and have effect as though said mortgage had been foreclosed under the power contained in same, and the property herein described purchased by the said Grantee, at and for the sum of One Hundred Sixty One Thousand Two Hundred Fifty-five and 08/100 (\$161,255.08) Dollars.

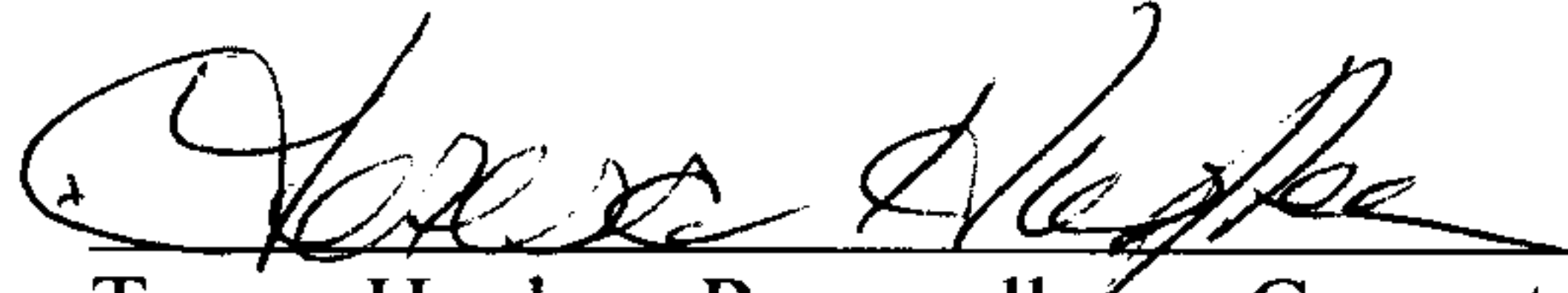
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20160831000315700 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
08/31/2016 10:45:18 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed effective as of the 26th day of August, 2016.

THE ESTATE OF LARRY HUGHES, SR.


Teresa Hughes
Its Personal Representative *Personal Representative*


Teresa Hughes, Personally, as Guarantor

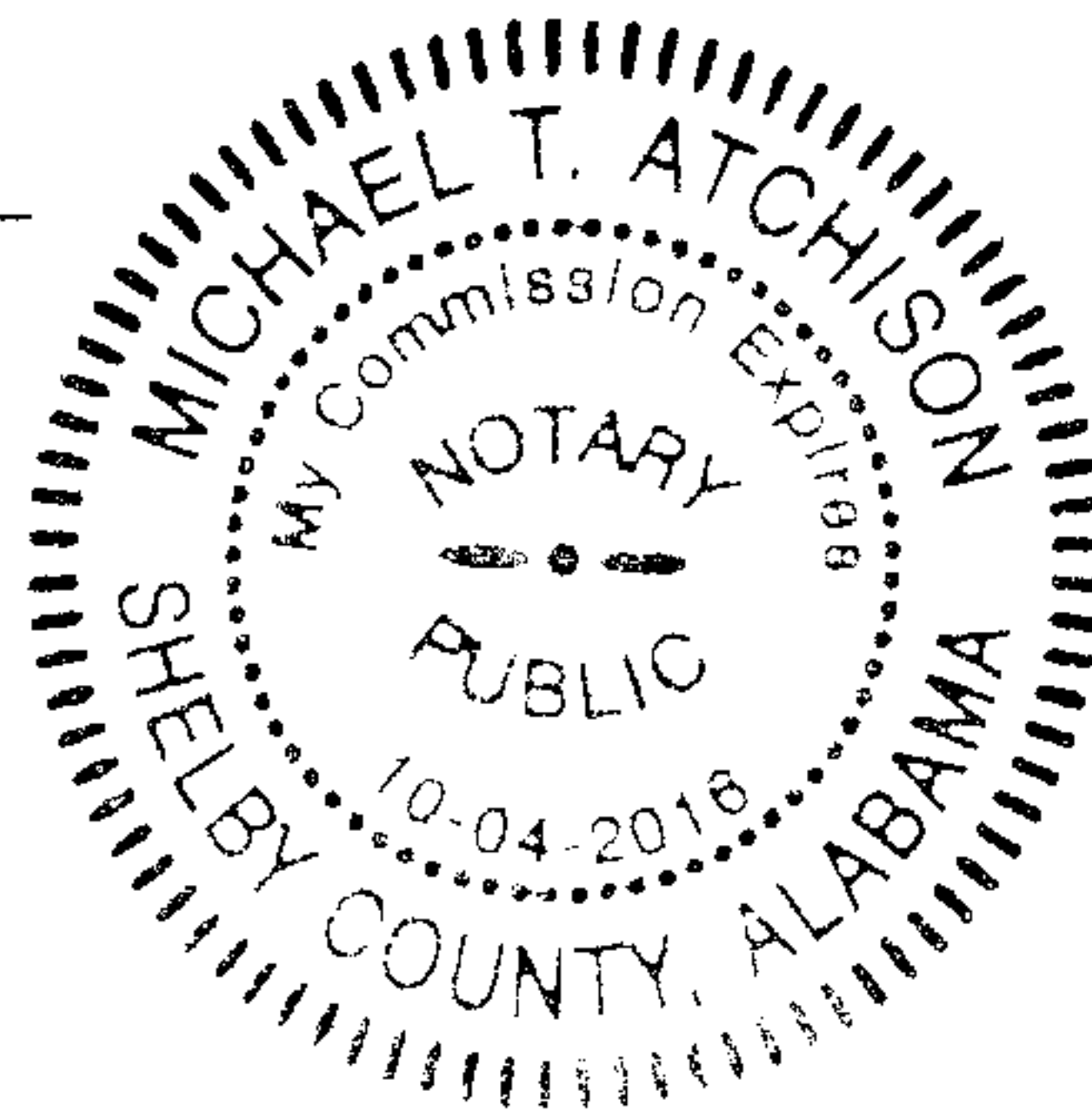
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Teresa Hughes**, whose name is signed to the foregoing instrument individually and in her capacity as Personal Representative of the Estate of Larry Hughes, Sr., and who is known to me, acknowledged before me on this day that, being informed of the contents of said Warranty Deed, she executed the same voluntarily on the day that bears the same date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29th DAY
OF AUGUST, 2016.


Notary Public

My Commission Expires 10-4-16





20160831000315700 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
08/31/2016 10:45:18 AM FILED/CERT

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF PROPERTY

That parcel located in the Southwest Quarter of Section 22, Township 22 South, Range 2 West in Shelby County, Alabama, more particularly described as:

Commence at the Southeast corner of Block 197 of Dunstan's Map of Calera, recorded in the Office of the Judge of Probate of Shelby County, Alabama, said point being 1/2 inch rebar and cap; thence North 90 degrees 00 minutes 00 seconds West along the South line of said block for 190.20 feet to a 5/8 inch rebar and cap, "CA 845 LS", said point being the POINT OF BEGINNING; thence leaving said South line, a deflection angle right of 88 degrees 32 minutes 42 seconds for 149.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right of 271 degrees 25 minutes 19 seconds for 82.02 feet to a 5/8 inch rebar and cap, "CA 959 LS"; to the West right of way of Foundry Road, thence an interior angle right of 90 degrees 03 minutes 20 seconds for 149.95 feet along said right of way to a 5/8 inch rebar and cap, "CA 959 LS" to the South right of way of Highway 25; thence an interior angle right of 89 degrees 57 minutes 46 seconds for 195.85 feet along said right of way to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right, leaving said right of way of 88 degrees 33 minutes 58 seconds for 299.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right of 90 degrees 26 minutes 55 seconds for 110.00 feet to the said POINT OF BEGINNING.

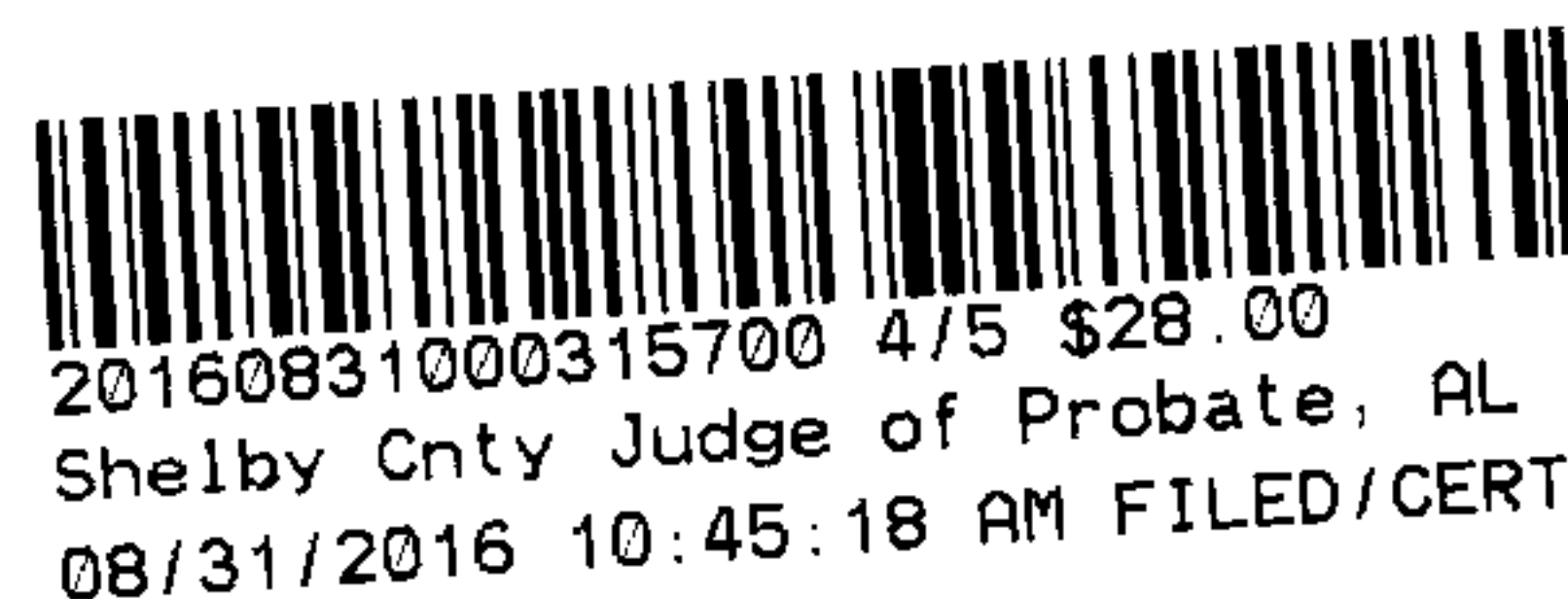
ALSO

That parcel located in the Southwest Quarter of Section 22, Township 22 South, Range 2 West in Shelby County, Alabama, more particularly described as:

Commence at the Southeast corner of Block 197 of Dunstan's Map of Calera, recorded in the Office of the Judge of Probate of Shelby County, Alabama, said point being 1/2 inch rebar and cap; thence North 90 degrees 00 minutes 00 seconds West along the South line of said block for 190.20 feet to a 5/8 inch rebar and cap, "CA 845 LS", said point being the POINT OF BEGINNING; thence leaving said South line, a deflection angle right of 88 degrees 32 minutes 42 seconds for 149.99 feet to a 5/8 inch rebar and cap, "CA 845 LS"; thence an interior angle right of 271 degrees 25 minutes 19 seconds for 82.02 feet to a 5/8 inch rebar and cap, "CA 959 LS"; to the West right of way of Foundry Road; thence an interior angle left of 89 degrees 56 minutes 40 seconds South along said right of way for 149.95 feet to a 1 inch open pipe; thence leaving said right of way, an interior angle left of 90 degrees 03 minutes 21 seconds for 78.15 feet to the said point of beginning.

Return
to:

Central State Bank
P.O. Box 180
Calera, AL 35040



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Teresa Hughes Grantee's Name Central State Bank
Mailing Address 189 Summer Circle Mailing Address P. O. Box 180
Calera AL 35040 Calera, AL 35040

Property Address Deeridge Block 197
Burston, Calera

Total Purchase Price \$ 161,255.08
Or
Actual Value \$ _____
Or
Assessor's Value \$ _____

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 Deed in lieu of Foreclosure,
☐ Closing Statement purchased by mortgagee.

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: 8-29-16

Teresa Hughes
Teresa Hughes Owner

