

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

20220211000061050
02/11/2022 10:13:18 AM
DEEDS 1/3

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

STATE OF ALABAMA

§

SHELBY COUNTY

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DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten & No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor, VERA SUE HATCHER* (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto CENTRAL STATE BANK (herein referred to as "Grantee"), all that certain property situated in Shelby County, Alabama, more particularly described as follows:

The NW ½ of Lot 9, Block 2, according to the Survey of J.E. Bozeman of 100 acres at Birmingham Junction on ETV and G. Railroad, drawn December 1, 1890 and filed in the Shelby County Probate Office of December 6, 1890 at Deed Book 14 page 239 and recorded in Map Book 3 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property is further described as a rectangle extending 104.4 feet along Alabama Highway 25 (formerly Montevallo Street) and 158 feet deep in Section 8, Township 24 North, Range 12 East, 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 February 21, 2001, and recorded on February 1, 2001, in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 2001-05950, 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,

*Grantor herein is the sole owner of subject property as the Grantee, Cleveland Hatcher Jr., of Deed Recorded in Inst. #1995-03130 is deceased.
Date of Death of Cleveland Hatcher Jr is September 9, 2021.

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 5 day of January, 2022.

Vera Sue Hatcher
VERA SUE HATCHER

STATE OF ALABAMA

COUNTY OF Shelby

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§ 55.
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that VERA SUE HATCHER, 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, she has executed the same voluntarily.

Given under my hand and seal this the 5 day of January, 2022.

Rebecca Elia
Notary Public

My Commission Expires September 1, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name VERA SUE HATCHER
 Mailing Address 2470 HWY 25
WILTON, AL 35187

Grantee's Name CENTRAL STATE BANK
 Mailing Address PO BOX 382753
BIRMINGHAM AL 35238

Property Address 2470 HWY 25
WILTON, AL 35187

Date of Sale 01/05/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 60,550

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2022 10:13:18 AM
 \$89.00 JOANN
 20220211000061050



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 TAX ASSESSOR'S VALUE

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 02/10/2022

Print JENNIFER CHOI

 Unattested

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

(verified by)