

SEND TAX NOTICE TO:

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STATE OF ALABAMA
COUNTY OF SHELBY

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

John J. Hill and Susie J. Hill, husband and wife

(herein referred to as "Grantor", whether one or more) hereby grants, bargains, sells and conveys unto

Betty L. Elliott

(herein referred to as Grantee, whether one or more) all of that certain property described in that certain Mortgage executed by Grantor dated July 30, 1996, and recorded as Instrument No. 1996-24658 in the Probate Office of Shelby County, Alabama, the same being more particularly described as follows:

Lots B and C, of Block Two of a Resurvey of Cottage Hills Subdivision in Vincent, Alabama, as recorded in Map Book 4, Page 64, in the Probate Office of Shelby County, Alabama.

Situated in 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 herein, shall be governed by and interpreted in accordance with the provisions of Code of Alabama (1975) §§ 35-10-50 & -51, and thereby 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 further intention of the Grantor and Grantee that the lien created by the aforementioned Mortgage 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 recording the same.

TO HAVE AND TO HOLD unto Grantee, his/her/their heirs, successors and/or assigns forever, together with every contingent remainder and right of reversion. And Grantor does, and for his/her/their heirs and assigns, covenant with the Grantee, his/her/their heirs, successors and assigns, that they are lawfully seized in fee simple of said real Property, and that it is free from all encumbrances except as set forth hereinabove, that they do have good right to sell and convey the same, and that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his/her/their heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set his/her/their hand and seals, this 26th day of May, 1995-1997


John J. Hill


Susie J. Hill
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

inst # 1997-17811

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **John J. Hill and Susie J. Hill, husband and wife**, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date. . . .

Given under my hand and seal of office, this 26th day of May, ~~1996~~ 1997

(Affix Seal)



Notary Public

My Commission Expires:

**THIS INSTRUMENT PREPARED BY:
W. RUSSELL BEALS, JR.
ATTORNEY AT LAW
BEALS & ASSOCIATES, P.C.
200 CAHABA PARK SOUTH, SUITE 104
BIRMINGHAM AL 35242**

Inst. # 1997-17811

06/06/1997-17811
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