

**THIS INSTRUMENT PREPARED BY:**

Scott J. Humphrey, Esq.  
3821 Lorna Road, Suite 104  
Hoover, Alabama 35244

**SEND TAX NOTICE TO:**

DEL NORTE REFI, L.L.C.  
c/o Security National Servicing Corporation  
2638 South Sherwood Forest, Suite 220  
Baton Rouge, Louisiana 70816

STATE OF ALABAMA )

SHELBY COUNTY )

**DEED IN LIEU OF FORECLOSURE**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **CHARLES RAY GREENE and wife, JUDY A. GREENE**, (herein referred to as "Grantors"), doe hereby grant, bargain, sell and convey unto **DEL NORTE REFI, L.L.C.** (herein referred to as "Grantee"), assignee of Transamerica Financial Services, Inc., all that certain property situated in Shelby County, Alabama, as more particularly described as follows, to- wit:

The NE 1/4 of the NW 1/4 of Section 15, Township 21, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of said NE 1/4 of NW 1/4 and run thence West along the North line of said last named forty acres 990 feet; thence 90 degrees left for a distance of 210 feet to the point of beginning of the land herein conveyed; thence continue South along said course 195 feet; thence 90 degrees left for a distance of 175 feet; thence 90 degrees left for a distance of 195 feet; thence 90 degrees left for a distance of 175 feet to the point of beginning.

**THIS IS A DEED IN LIEU OF FORECLOSURE.** It is the intention of the Grantors 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 Sections 35-10-50, et seq. of the Code of Alabama (1975), as amended. Without limiting the generality of the foregoing sentence, the Grantor and Grantees 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 Grantees that the lien created by that certain Mortgage from Charles Ray Greene and Judy A. Greene to Transamerica Financial Services, Inc., which said Mortgage was recorded in Instrument No. 1995/33136, in the Office of the Judge of Probate of Shelby County, Alabama, and which mortgage was subsequently transferred and assigned to Grantee by instrument recorded in aforesaid records, 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.

08/03/1998-29546  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

Inst # 1998-29546

TO HAVE AND TO HOLD to Grantee and its successors and assigns forever, together with every contingent remainder and right of reversion. And Grantors do for themselves and their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said real estate, that it is free from all encumbrances (excepting only the Mortgage described above), that they have good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have caused these presents to be executed this 8th day of ~~May~~ <sup>July</sup>, 1998.

Charles Ray Greene  
CHARLES RAY GREENE

Judy A. Greene  
JUDY A. GREENE

STATE OF ALABAMA  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Ray Greene and Judy a. Greene are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 8th day of ~~May~~ <sup>July</sup>, 1998.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-24-2001

Inst # 1998-29546

08/03/1998-29546  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00