

Ronald Tyes #8002715000 \$49,000.00 THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Paul K. Lavelle Yearout, Spina & Lavelle 1500 Urban Center Drive Suite 450 Birmingham, Alabama 35242 Walter Mortgage Company
4211 W. Boy Scout Blvd.
Tampa, Florida 33607

STATE OF ALABAMA )

DEED IN LIEU OF FORECLOSURE

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor Ronald E. Tyes, a single person (herein referred to as "Grantor"), hereby grants, bargains, sells and conveys unto the Grantee, Walter Mortgage Company, (herein referred to as "Grantee"), all that certain property situated in Shelby County, Alabama, as more particularly described in Exhibit A, which is attached hereto and made a part hereof.

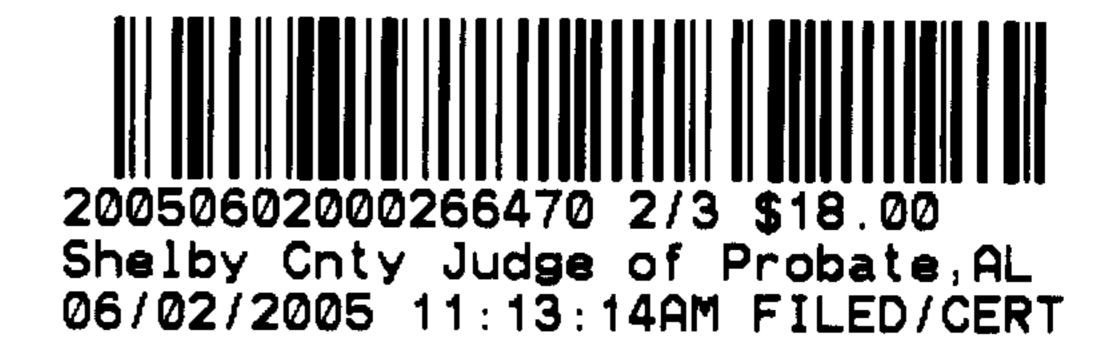
This is a deed in lieu of foreclosure, It is the intention of the Grantor and the Grantee that this deed and the effect of the conveyance evidenced hereby, shall be governed by, and interpreted according to, the provisions of Sections 35-10-50 & 51 of the Code of Alabama 1975. Without limiting the generality 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 Walter Mortgage Company ("Grantee") originally executed February 2, 2005, and being recorded April 4, 2005, Document Number 20050404000153750, in the Judge of Probate Office of Shelby County, Alabama, will not merge into the fee acquired by the Grantee pursuant to this deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting said merger or releasing said mortgage and duly records same.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion. Grantor, Ronald E. Tyes, a single person, does for himself, and his heirs and legal representatives covenant with Grantee, that they are lawfully seized in fee simple of said real estate, that it is free of all encumbrances (excepting the mortgage described above and any other matters set forth on Exhibit "A") that they have good right to sell and convey the same as aforesaid to Walter Mortgage Company and that Grantor shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has hereto set their signature and seal, this the day of my, 2005.

Grantor:

Ronald E. Tyes



STATE OF Flatames)
COUNTY OF Shelly)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald E. Tyes, a single person, whose names are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he with full authority, executed the same voluntarily.

Given under my hand and official seal this II day of May, 2005.

Holak Johnson NOTARY PUBLIC

My Commission Expires: 2-17-09

20050602000266470 3/3 \$18.00 Shelby Cnty Judge of Probate, AL 06/02/2005 11:13:14AM FILED/CERT

## EXHIBIT "A"

20 IHE JONES NING ROA IT THE NORTHWEST CORNER OF THE WEST ONE HALF (W 1/4) OF SECTION 27, TOWNSHIP 22 is 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 89 DEG 30' 59" E ALONG THE DF SAID HALF QUARTER-QUARTER A DISTANCE OF 725.00 FEET TO A POINT; THENCE RUN S A DISTANCE OF 439.10 FEET TO A FOUND OLD IRON CORNER AND THE POINT OF BEGINNING A DISTANCE OF 439.56 FEET TO A FOUND S 89 DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUR BEING DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUR RUER ON THE EAST MARGIN OF JOANCE OF 243.81 FEET TO A FOUND REBAR CORNER ON THE SAME SAID EAST MARGIN OF SAIOAD; THENCE RUN S 10 DEG 17' 18" E A DISTANCE OF 227.98 FEET TO THE POINT OF BEGINN 15,002 SQUARE FEET, MORE OR LESS. OF BEGINNING OF FOUND SAME NNING,

## ORE PARTICULARLY DESCRIBED AS FOLLOWS:

FRACTIONAL SECTION 27 FOR THENCE RUN S15'15'40" W FOR IRON PIPE (FOUND), SAID BEGINNING; THENCE RUN S 227.88 FEET TO AN IRON PIPE BE FR 227.88 FEET TO AN IRON PIPE (FOUND) AND A FENCE CORNER; IHENCE RUN N63'08'35" W ALONG A FENCE LINE FOR A DISTANCE OF 133.33 FEET TO AN IRON PIPE (FOUND) ON THE EAST SIDE OF JONES ROAD (HAVING A PRESCRIPTIVE RIGHT-OF-WAY); THENCE RUN N49'47'25" E FOR A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNIN. SAID PARCELL LYING IN THE WEST HALF OF FRACTIONAL SECTION 27, OMMENCE ON AN IRON I ORNER OF FRACTIONAL ANGE 3 WEST, SHELBY C EING THE POINT OF COM 8'52'17" E ALONG THE NO ING IN THE WEST HALF OF FRACTIONAL SECTION 2' WNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY ABAMA AND CONTAINING .34 ACRES MORE OR LESS E ALONG THE OMMENCEMENT; THENCE RUN S NORTH BOUNDARY LINE OF SAID SAID IRON PIPE BEING THE POINT COUNTY, ALABAMA. SAID IRON PIPE PIPE (FOUND) AT THE LISECTION 27, TOWNSH FOR A DISTANCE OF 725.00 FEET; FOR A DISTANCE OF 209.13 FEET S 17'11'02" ¥ FOR A DISTANCE XINUO. NORTHWEST IIP 22 SOUTH, OK TO