

STATE OF ALABAMA

COUNTY OF SHELBY

20110321000089510 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/21/2011 03:11:14 PM FILED/CERT

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Thomas E. Braddock, unmarried, and Serena Braddock, unmarried, hereinafter called the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantors in hand paid by BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP, hereinafter called the Grantee, receipt of which is hereby acknowledged, and in further consideration of the agreement by the Grantee (as evidenced by Grantee's signature hereon) to accept conveyance of the real property described in a certain mortgage dated June 30, 2008, and recorded in Instrument No. 20080710000278700; said mortgage being lastly assigned to BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP by instrument recorded in Instrument No. 20110111000009960 of the records in the office of the Judge of Probate of Shelby County, Alabama, in lieu of foreclosure of said mortgage, and to waive any claim for deficiency as to the unpaid balance of the indebtedness evidenced by promissory note and secured by said mortgage, and to consider the promissory note representing said indebtedness as being discharged and satisfied by the execution and delivery of this instrument, and the acceptance thereof, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee, all that certain real property in Shelby County, Alabama described as follows, to-wit:

Lot 1010, according to the survey of Brook Highland, an Eddleman Community, 10th Sector, Second Sector, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, FOREVER.

The conveyance of the above described property and all covenants and warranties of the Grantors hereunder (whether express, implied or statutory) are made subject to the following:

1. Lien of taxes hereafter falling due.
2. The conditions, covenants, reservations, restrictions, limitations, exceptions and easements applicable to the above described property contained and referred to in instruments recorded in said records, or on plat recorded in said records.
3. Any claim which might arise as the result of any discrepancy between the actual and record lengths and/or bearings of the property lines, from any fence which may not coincide with the lot lines, or from any overlaps or encroachments, if any.

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

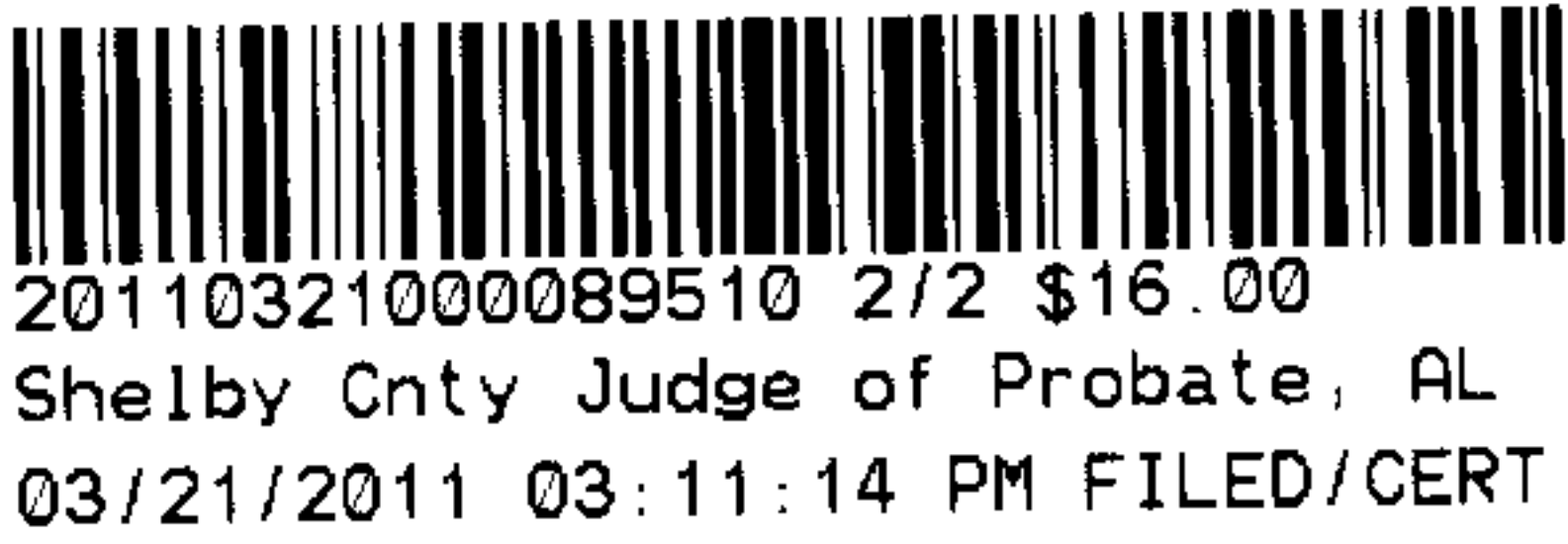
And, except as provided above, the Grantors, for themselves, their heirs and personal representatives, hereby covenant to and with the said Grantee, its heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that they are in peaceful possession thereof, and have a perfect right to sell and convey the same; that the same is free from all encumbrances, and that they will forever warrant and defend the title to and possession of said property unto the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 23 day of FEBRUARY, 2011.

Grantors:

Thomas E. Braddock
Thomas E. Braddock

Serena Braddock
Serena Braddock now known as: Serena A. Moore
Serena A. Moore



GRANTEE: [Signature] (SEAL)
BAC HOME LOANS SERVICING, LP
fka COUNTRYWIDE HOME LOANS SERVICING LP
MICHAEL L. PERDUE, VICE PRESIDENT

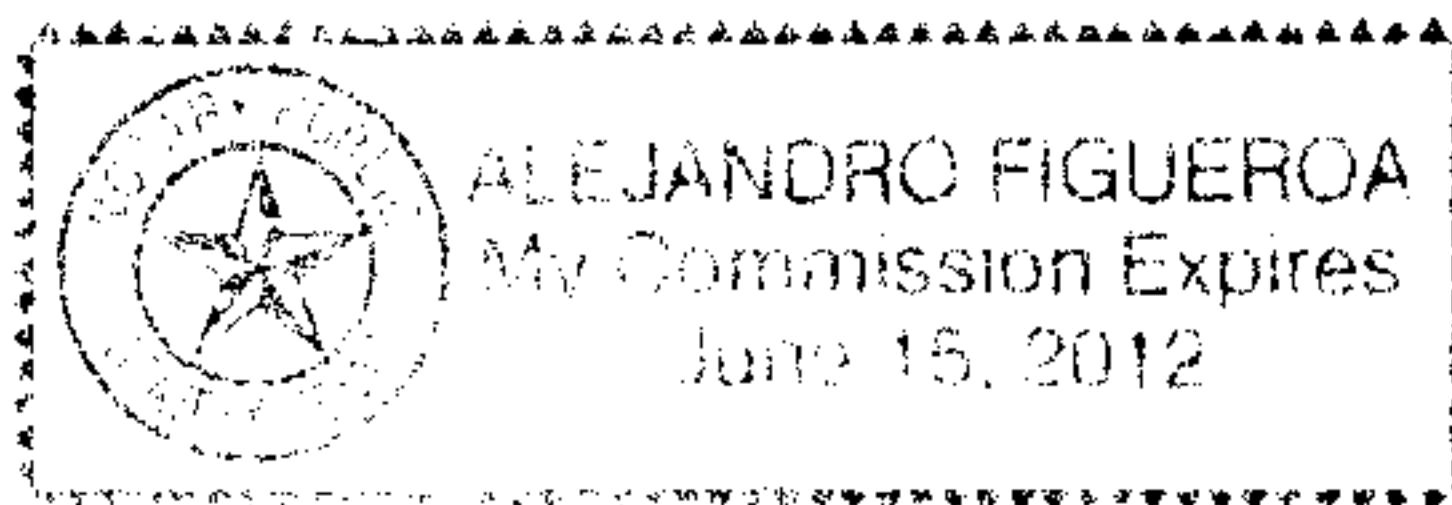
TEXAS
STATE OF ~~ALABAMA~~ TX
COUNTY OF ~~SHELBY~~ EL PASO

I, the undersigned Notary Public in and for said County in said State, hereby certify that Thomas E. Braddock, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of February, 2011.

Alejandro Figueroa
NOTARY PUBLIC
My commission expires: June 15, 2012

[AFFIX SEAL]



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Serena Braddock, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of February, 2011.

Kimberly Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 15, 2014
My commission expires: _____

[AFFIX SEAL]

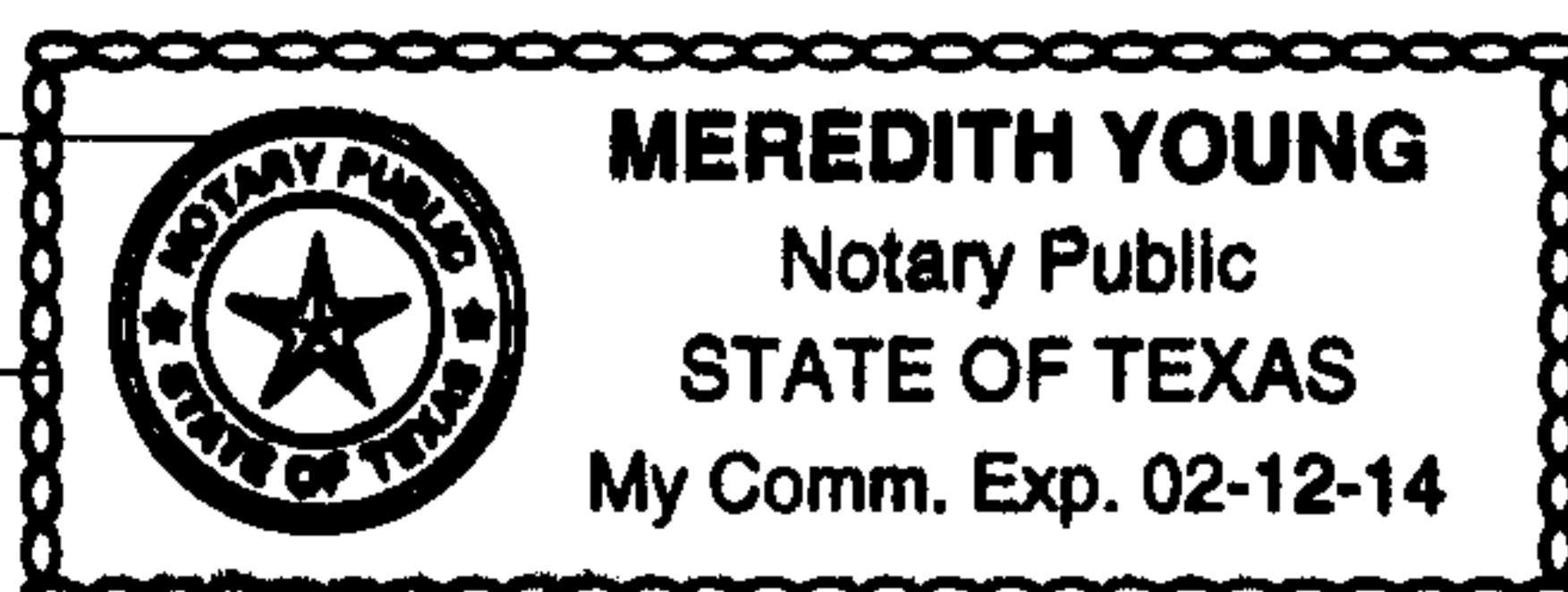
STATE OF _____ TEXAS
COUNTY OF _____ COLLIN

I, the undersigned Notary Public in and for said County in said State, hereby certify that MICHAEL L. PERDUE, whose name as VICE PRESIDENT, of BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP, is 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity.

Given under my hand and seal this _____ day of MAR 08 2011, 2011.

[Signature]
NOTARY PUBLIC
My commission expires: _____

[AFFIX SEAL]



This instrument prepared by:
Goodman G. Ledyard
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS:

1705 Corporate Dr.
Plano, TX 75024