

STATE of Alabama)
SHELBY County)

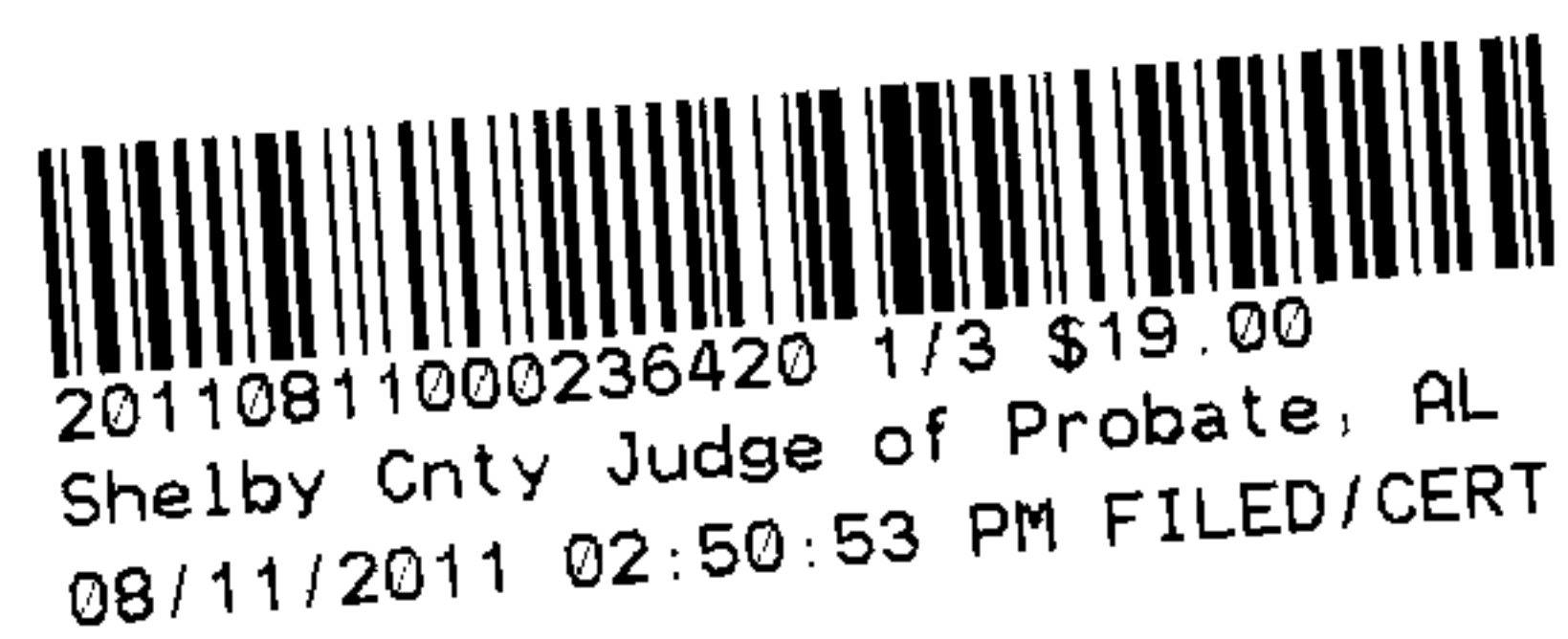
DEED IN LIEU OF FORECLOSURE

Prepared by: David Lee Jones, Attorney
2305 Worth Street
P.O. Box 940
Guntersville, AL 35976
256-582-0588

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, and the further consideration of the credits to be granted pursuant to the terms hereof, the receipt and sufficiency of which are hereby acknowledged, DANNY O. MEADOWS AND RHONDA F. MEADOWS, husband and wife, herein GRANTOR, does hereby grant, bargain, sell, and convey unto THE HOMETOWN BANK OF ALABAMA, a corporation, herein GRANTEE, heirs and/or assigns, the following described real property:

Lot 2-A, according to the Resurvey of Macmillan Survey, as recorded in Map Book 37, page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

In consideration of delivery of this Deed, and subject to the terms of attached Exhibit A, the GRANTEE agrees to credit the Note secured by that certain real estate mortgage in favor of GRANTEE, recorded January 26, 2009, as Instrument Number 20090126000023490 in the Probate Office of Shelby County, Alabama, in the amount of Three Hundred Fifty-Two Thousand and no/100 Dollars (\$352,000.00), with such credit being given on the date of this Deed. Such credit shall be, however, and notwithstanding anything to the contrary, a provisional credit subject to the recordation of this Deed without any subordinate or intervening lien or encumbrance. Should GRANTEE discover any intervening lien or encumbrance, GRANTEE shall refuse delivery of said Deed and shall have the right to reverse the provisional credit granted herein. GRANTOR warrants to GRANTEE that there are no intervening liens or encumbrances on the property. The Note to which said provisional credit shall be issued is that certain Note dated January 8, 2010. Loan #402907000.




This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2011, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements, or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.
- C. Easements and building setback lines per recorded plat in Map Book 37, Page 10, in the Probate Office of Shelby County, Alabama.
- D. Any past due/present fees of Meadow Lake Farms Homeowners Association.
- E. This property is not the homestead of the parties.
- F. That the attached Agreement of the parties is incorporated into this Deed by reference thereto as Exhibit A.

TO HAVE AND TO HOLD unto the GRANTEE, heirs and/or assigns forever.

The GRANTOR, for itself and its heirs covenant to the GRANTEE, heirs and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, heirs and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand/s and seal/s on this the 8 day of Aug, 2011.


20110811000236420 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/11/2011 02:50:53 PM FILED/CERT


DANNY O. MEADOWS


RHONDA F. MEADOWS

STATE OF ALABAMA) ACKNOWLEDGMENT FOR INDIVIDUAL
SHELBY COUNTY)

I, the undersigned, hereby certify that **DANNY O. MEADOWS**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand on this the 8th day of Aug, 2011.


NOTARY PUBLIC

11-1-2011
MY COMMISSION EXPIRES


STATE OF ALABAMA) ACKNOWLEDGMENT FOR INDIVIDUAL
SHELBY COUNTY)

I, the undersigned, hereby certify that **RHONDA F. MEADOWS**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand on this the 8th day of Aug, 2011.


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20110811000236420 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/11/2011 02:50:53 PM FILED/CERT

TAX STATEMENTS FOR REAL PROPERTY
SHOULD BE SENT TO:

ADDRESS: P.O. Box 397
Monteagle, AL 35121