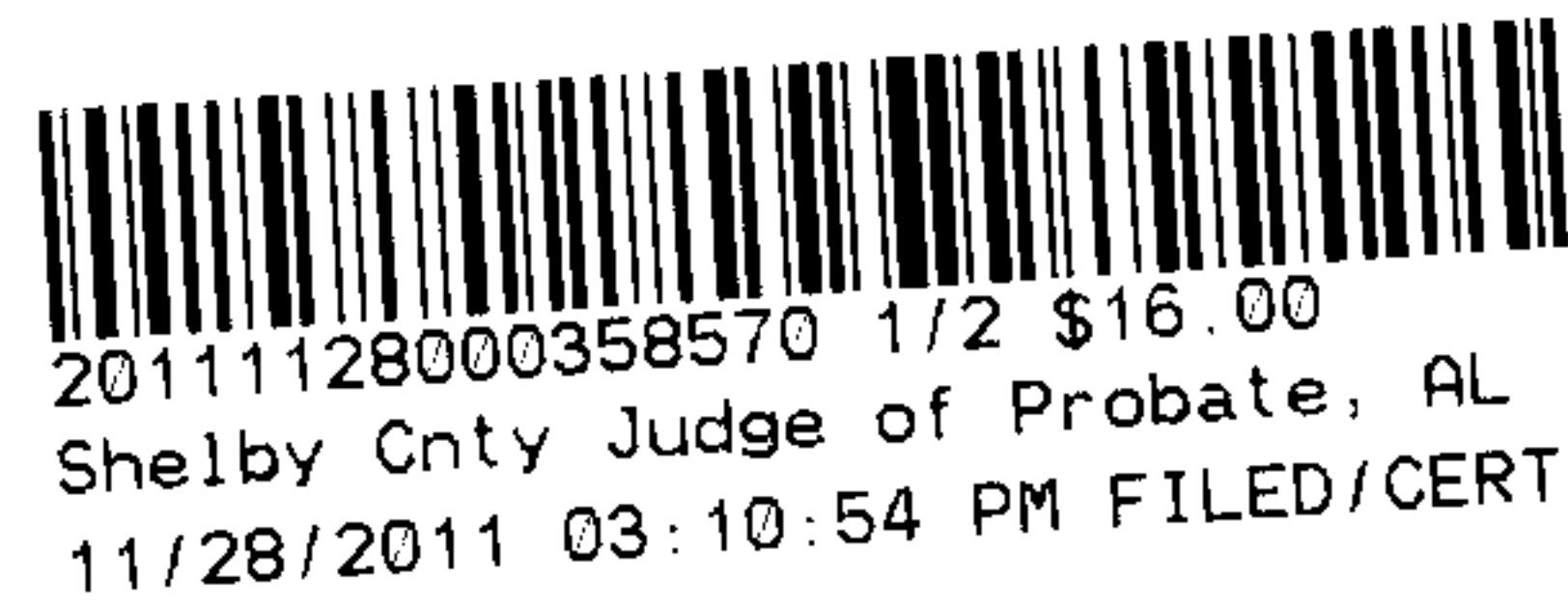


This instrument prepared by:
Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P.O. Box 55727
Birmingham, AL 35255

Send Tax Notice to:
HSBC
Attention: Tanya Wood
636 Grand Regency Boulevard
Brandon, FL 33510

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED IN LIEU OF FORECLOSURE



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Johnny A. Edwards and Mary F. Edwards, husband and wife, to Household Finance Corporation of Alabama ,dated the 25th day of February, 2008, and recorded in Instrument Number 20080228000080890 in the Probate Office of Shelby County, Alabama; and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Johnny A. Edwards and Mary F. Edwards, husband and wife, (herein referred to as “Grantor”), does grant, bargain, sell and convey unto Household Finance Corporation of Alabama (herein referred to as “Grantee”), all of their right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Beginning at a point to-wit: 459 feet due South of the Northwest corner of Section 14, Township 19, Range 2 East, and running due West 210 feet to a point; thence running due South 210 feet to a point; thence running due East 210 feet to a point; thence running due North 210 feet to a starting point. The aforesaid described real estate being situated in the Northeast ¼ of the Northeast ¼ of Section 15, Township 19, Range 2 East, in the town of Vincent Alabama. And also, a parcel of real estate situated in the Northwest ¼ of the Northwest ¼ of Section 14, Township 19, Range 2, East in the town of Vincent, Alabama. And more particularly described as follows: Beginning at the Northwest corner of Section 14, Township 19, Range 2 East, and running due South along the said Section line 574 feet to the point of beginning; thence running Northeasterly a distance of 16 feet, more or less, to a point in the middle of the road more commonly known as West Highland Street; thence running in a Southerly direction along the middle of said road a distance of 100 feet; thence running in a Westerly direction a distance of 21 feet, more or less, to a point on the North Section line of Section 14, Township 19, Range 2 East; thence due North along said North line of Section 14, Township 19, Range 2 East, 100 feet to the point of beginning. All being situated in Shelby County, Alabama.

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove.

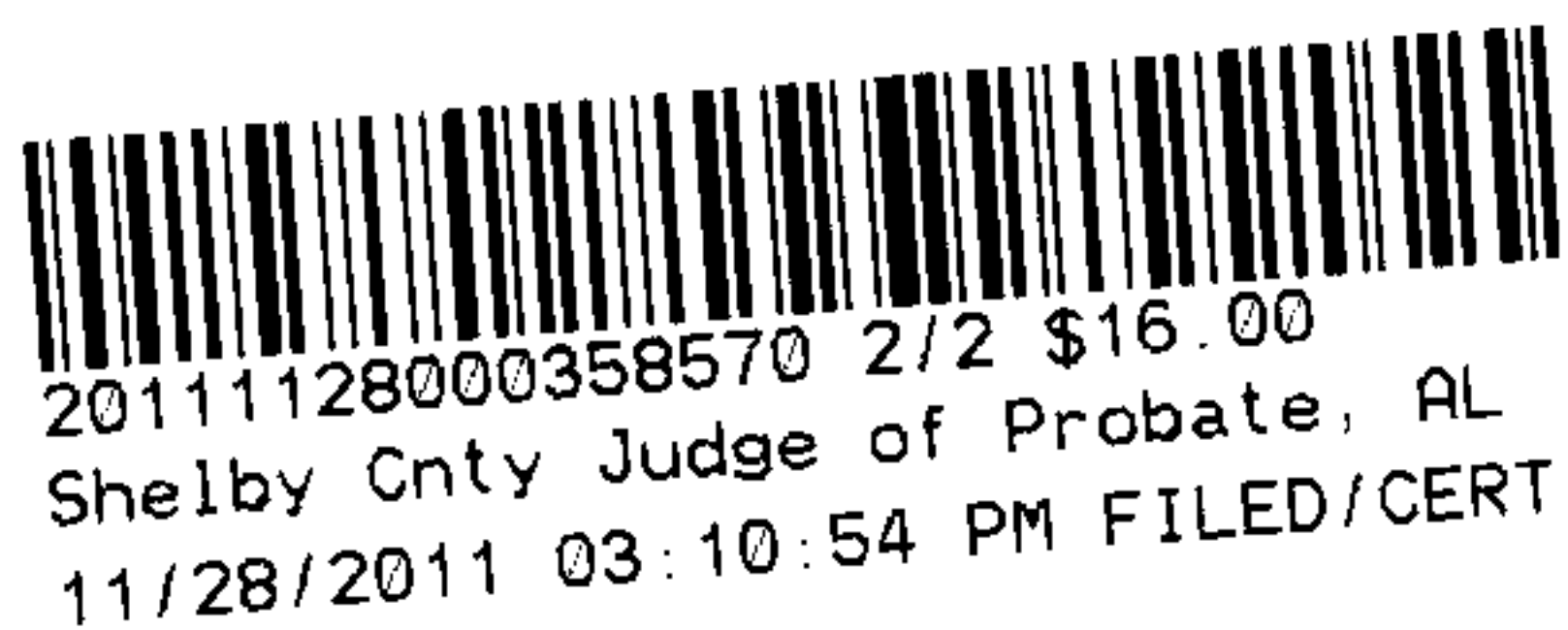
It is understood and agreed that the lien and title of the Mortgage referred to hereinabove shall be merged in the title hereby conveyed ONLY in the event of the full effectiveness of this conveyance, according to the terms and provisions expressed herein, and that, if for any reason, this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance and any proceedings instituted under the Bankruptcy Code or otherwise, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title, and rights under the Mortgage, and the indebtedness secured thereby, and, in any such event, said Grantee shall have the right to proceed to a foreclosure of the Mortgage in all respects as if this instrument had not been executed and delivered to the Grantee. Further, it is the intent of the parties hereto, that the execution of the within conveyance by Grantor, and acceptance of delivery of this deed will not operate as a merger of the mortgage lien into the fee of the property in the event the mortgage lien is necessary to protect the Grantee therein from intervening claims or liens of third persons, which were junior to the lien of the Mortgage.

And the Grantor does assign, covenant with said Grantee that she is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that she has a good right to sell and convey the same as aforesaid; and that she will, and her successors and assigns shall warrant and defend the same unto the said Grantee, its successors and assigns forever, against the lawful claims of any and all persons.

Grantor(s) and Grantee, agree that this Deed in Lieu of Foreclosure and the transactions contemplated herein are a mutual, full, and complete settlement, discharge and release of Grantor’s and Grantee’s claims relating to the mortgage, including, without limitation, their rights and obligations with respect to the rescission of the mortgage pursuant to the Truth-In-Lending Act, Federal Reserve Regulation Z, or any other applicable law; and Grantor(s) further acknowledges that she has elected to proceed with this Deed in Lieu of Foreclosure and the transactions contemplated herein in lieu of any other rights or actions that she might pursue with respect to rescission either now or in the future.

TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said, has hereunto set signature and seal this the 16 day of November 2011.



Johnny A. Edwards
Johnny A. Edwards

Mary F. Edwards
Mary F. Edwards

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnny A. Edwards and Mary F. Edwards, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he/she/they execute the same voluntarily on the day the same bears date.

Given under my hand and seal on this 16 day of November, 2011.

Edna A. Greene
NOTARY PUBLIC

My Commission Expires: _____

