

20120222000062650 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/22/2012 11:18:16 AM FILED/CERT

Prepared by James W. Tarlton.
Johnson & Freedman, LLC
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

Return To: Prommis Solutions, LLC
Foreclosure Team 13
1544 Old Alabama Road
Roswell, GA 30076

Grantor: Keith Nason and Vanessa Nason
1017 Grande View Pass
Alabaster, AL 35007
Phone: 866-545-9070

**Cross Reference: Instrument No. 20050624000314630,
Shelby County, AL Records.**

Grantee: U.S. Bank National Association, as Trustee for the American General Mortgage Loan Trust 2009-1
270001 Agoura Rd, Suite 350
Agoura Hills, CA 91301
Phone: 866-545-9070

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, this 21 day of March, 2011 between KEITH NASON AND VANESSA NASON, HUSBAND AND WIFE, as party of the first part, hereinafter called Grantor, and U.S. BANK, NATIONAL ASSOCIATION., AS TRUSTEE FOR THE AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated June 23, 2005, from Keith Nason and Vanessa Nason, husband and wife to Mortgage Electronic



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Registration Systems, Inc acting solely as nominee for Wilmington Finance, a division of AIG Federal Savings Bank, its successors and assigns, recorded in Instrument No. 20050624000314630, Shelby County, Alabama Probate Office, said Mortgage, last transferred by assignment to ~~American General Mortgage~~, recorded in Instrument No.: *20120222000062640, Shelby County, Alabama Probate Office.. **U.S. Bank, N.A. as Trustee for the American General Mortgage Loan Trust 2009-1

***By assignment recorded simultaneously herewith and made a part hereof by reference.**

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Mortgage shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Mortgage. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

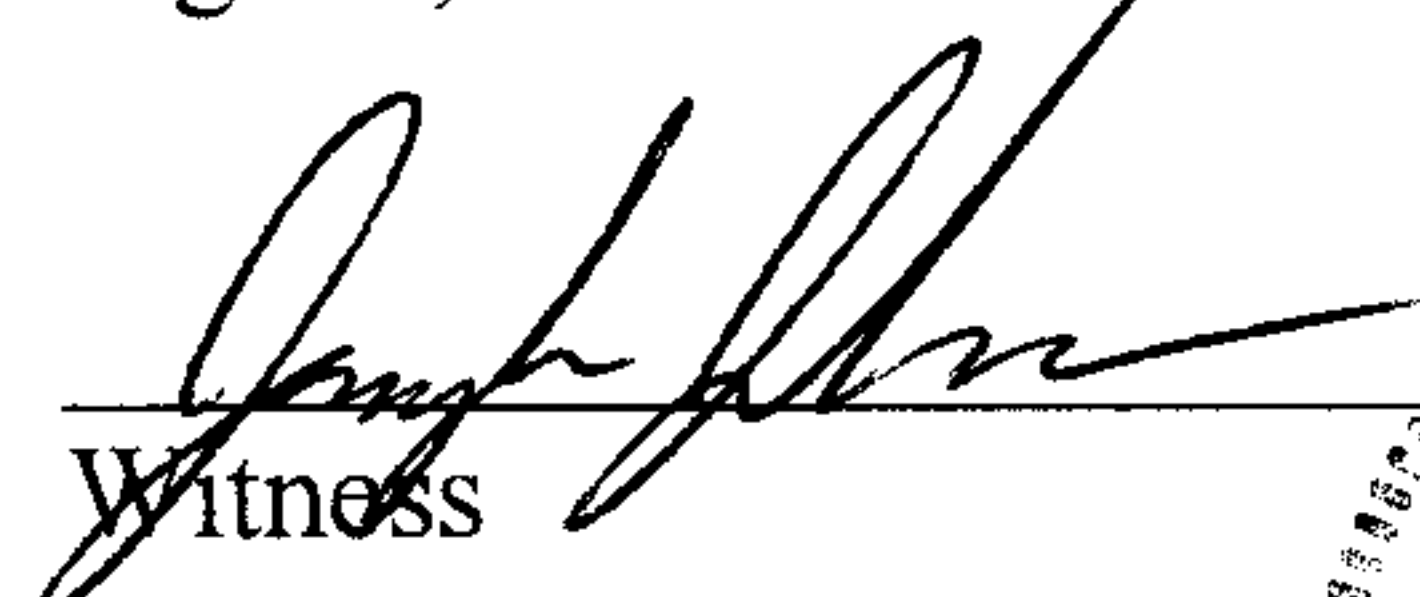
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

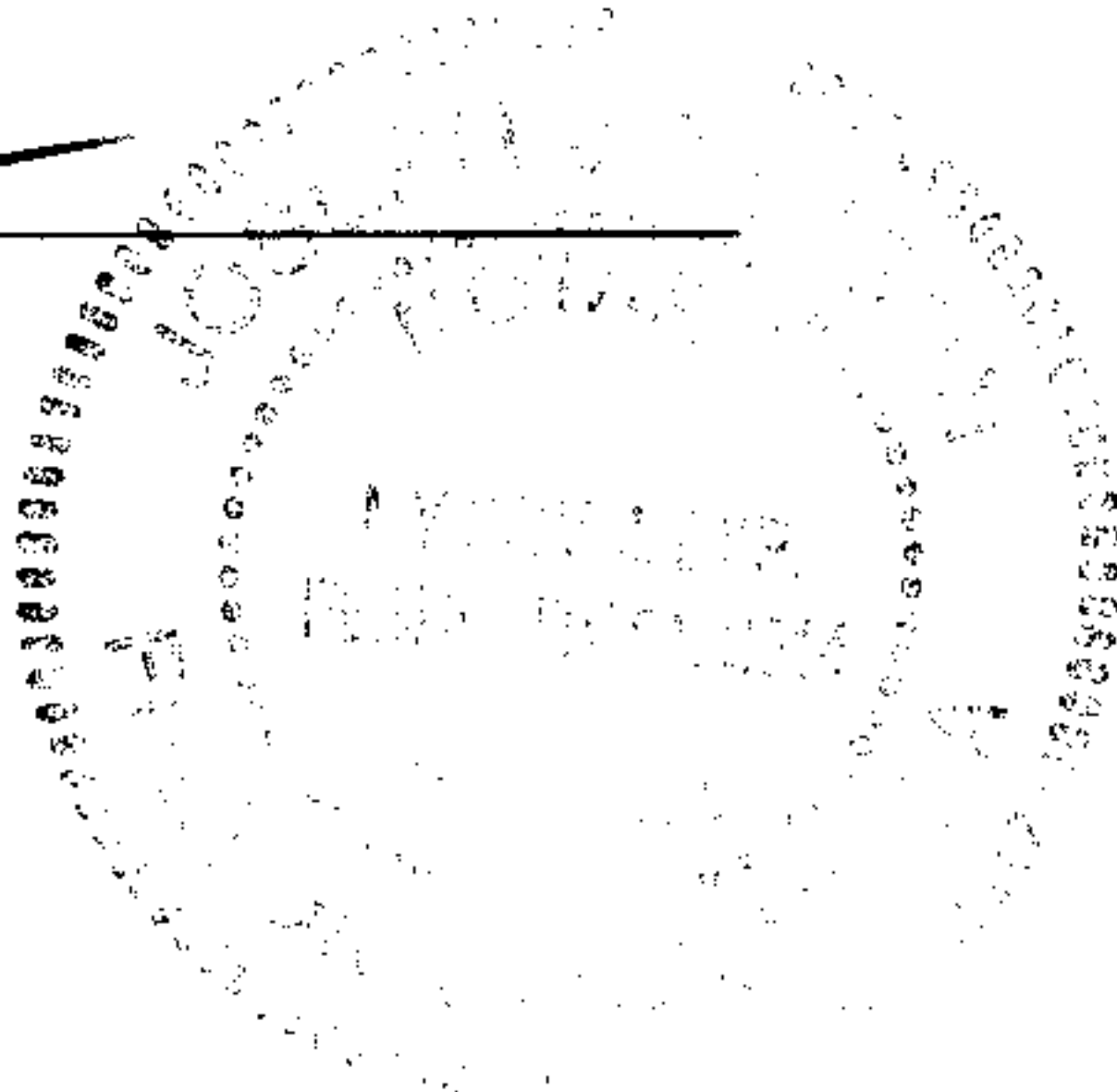
TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.


AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


Witness




Keith Nason


Vanessa Nason

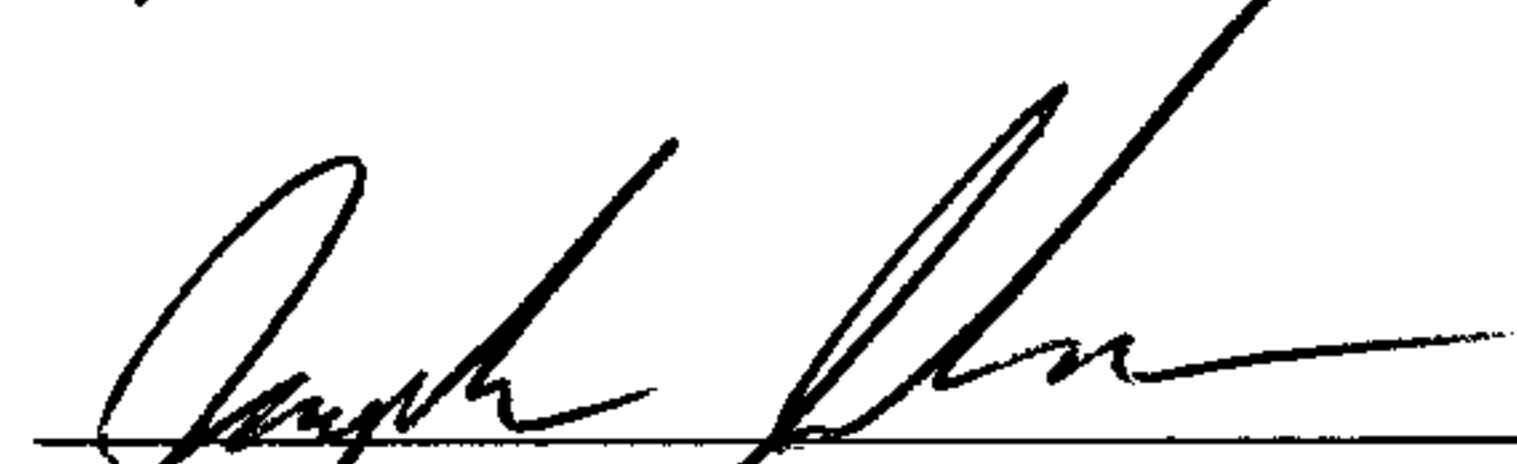
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STATE OF Georgia

COUNTY OF Fulton

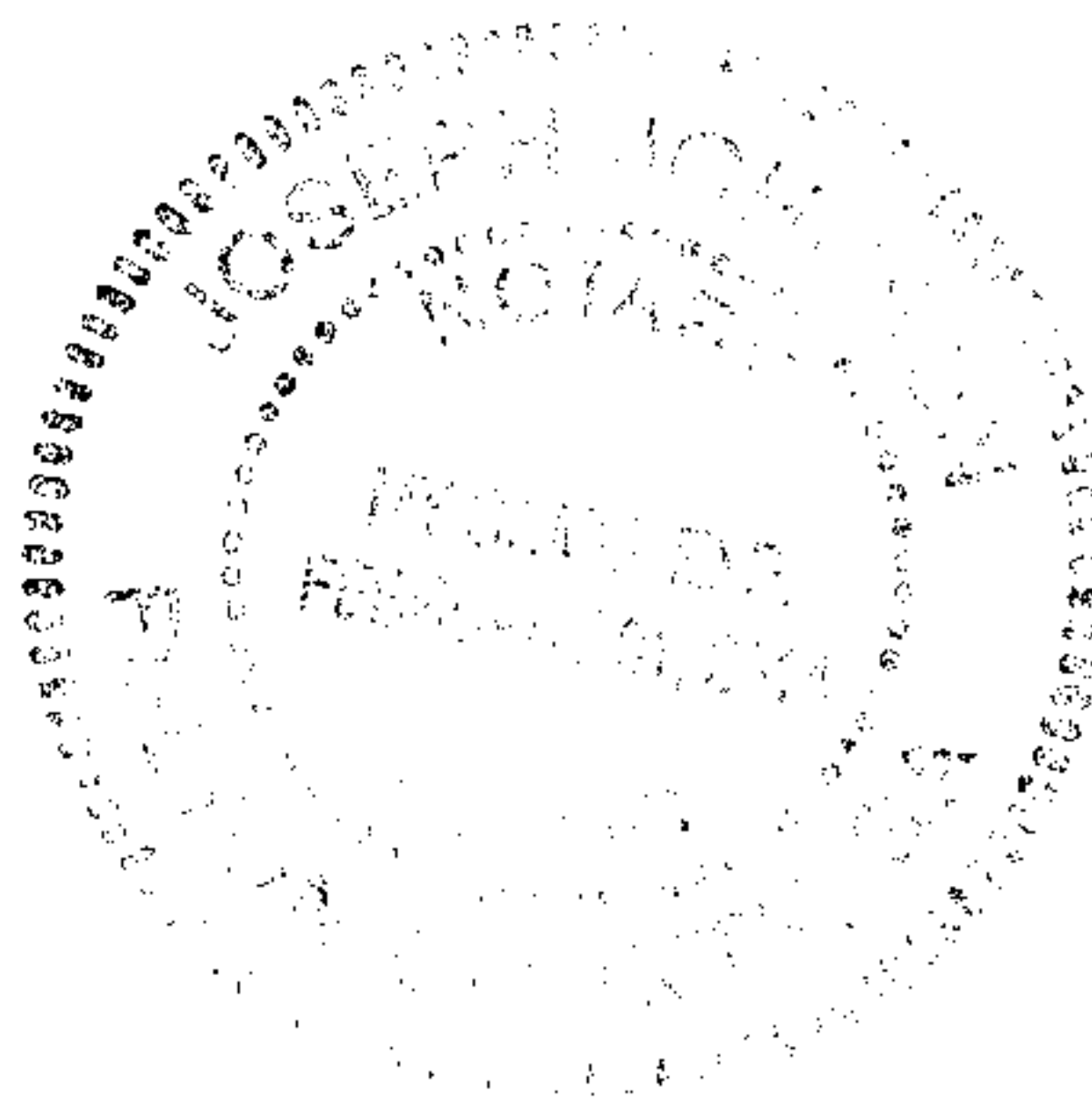
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Keith Nason and Vanessa Nason, whose names are signed to the foregoing instrument and who are known to me, who acknowledged before me this date that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 21 day of
March 20 11



NOTARY PUBLIC

My Commission expires: 2/1/14





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EXHIBIT "A"

LOT 1506, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES GIVIANPOUR
ADDITION TO ALABASTER, 15TH ADDITION, AS RECORDED IN MAP BANK 32,
PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.