

Shelby County, AL 03/06/2012  
State of Alabama  
Deed Tax: \$125.50

Prepared by Mark Baker  
Johnson & Freedman, LLC  
1587 NORTHEAST EXPRESSWAY  
ATLANTA, GA 30329  
(770) 234-9118

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

Grantor: Janis M. Parks, an unmarried woman  
792 Merlin Drive  
Calera, AL 35040  
Phone: 805-520-5100

Cross Reference: Instrument No. 20070322000131220  
Shelby County, AL Records

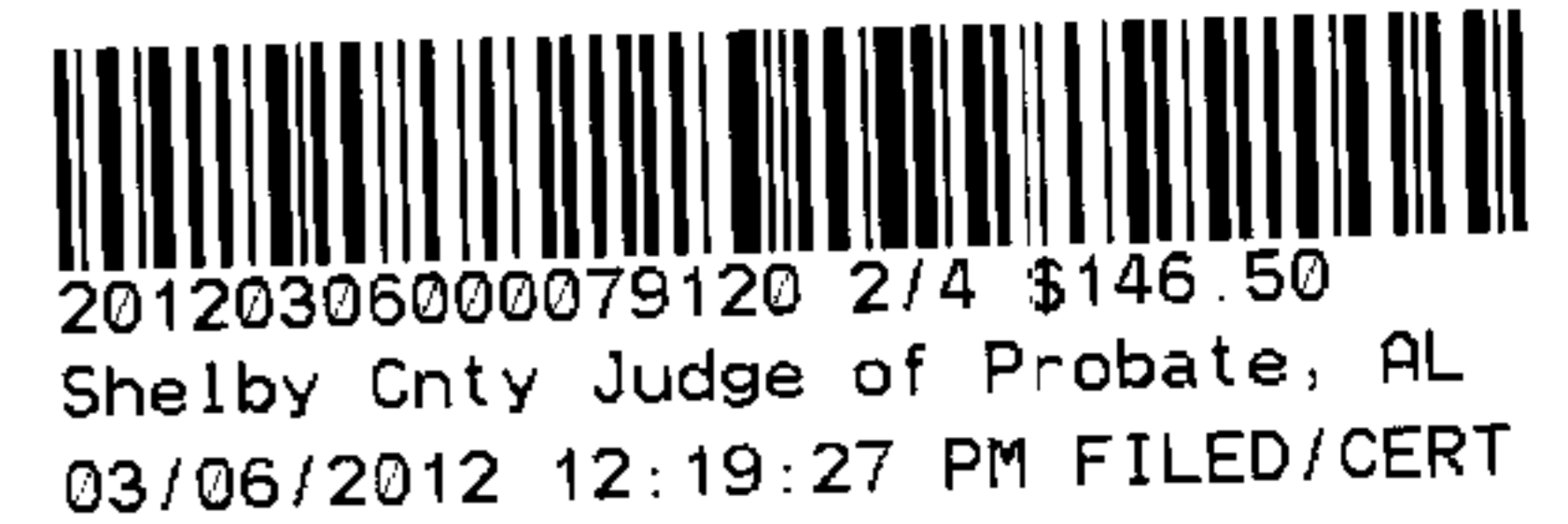
Grantee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7  
7105 Corporate Drive  
Plano, TX 75024  
Phone: 805-520-5100

## WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Alabama  
COUNTY OF Shelby

THIS INDENTURE, this 12 day of Jan, 2012 between JANIS M. PARKS, AN UNMARRIED WOMAN, as party of the first part, hereinafter called Grantor, and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7, 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 March 15, 2007, from Janis M. Parks, an unmarried woman to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SurePoint Lending, Inc. dba First Residential Mortgage Network, Inc., its successors and assigns, recorded in Instrument No.20070322000131220, Shelby County, Alabama Probate Office, said Mortgage, as last transferred by assignment to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 recorded in Instrument No. 20110804000227750.

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.

20120306000079120 3/4 \$146.50  
Shelby Cnty Judge of Probate, AL  
03/06/2012 12:19:27 PM FILED/CERT

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Janis M. Parks

STATE OF Alabama

COUNTY OF Shelby

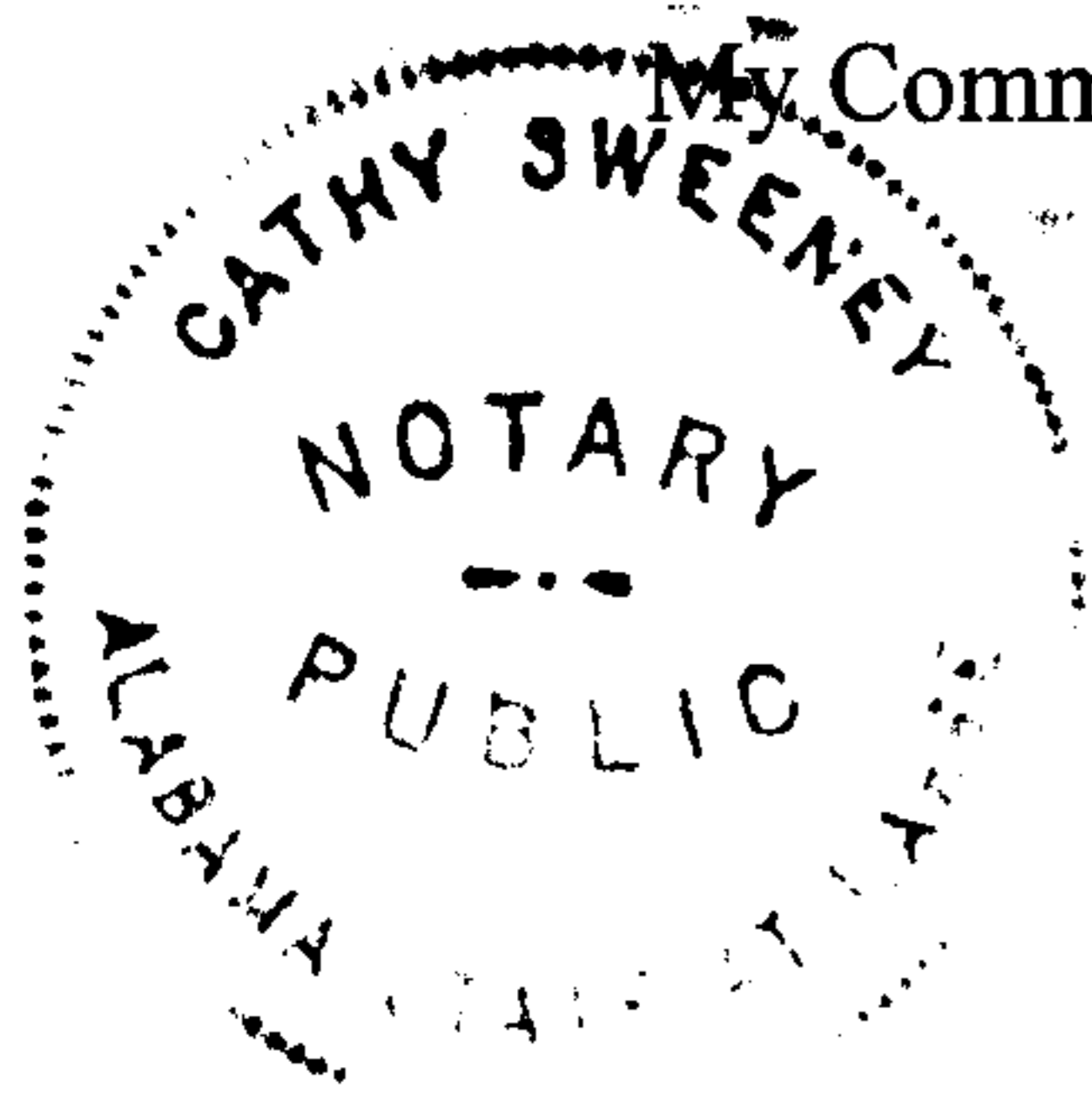
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Janis M. Parks, whose name is signed to the foregoing instrument and who is known to me, who acknowledged before me this date that being informed of the contents thereof, she executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 11<sup>th</sup> day of

Jan. 20 12

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 8/25/15





20120306000079120 4/4 \$146.50  
Shelby Cnty Judge of Probate, AL  
03/06/2012 12:19:27 PM FILED/CERT

**EXHIBIT "A"**

LOT 5 ACCORDING TO THE SURVEY OF ROUND TABLE SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO JANIS M. PARKS, AN UNMARRIED WOMAN, BY WARRANTY DEED DATED AUGUST 7, 1987, OF RECORD IN BOOK 146, PAGE 118, IN THE OFFICE OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA. (DEED FROM DEVELOPER) BEING THE SAME PROPERTY COMMONLY KNOWN AS: 792 MERLIN DRIVE, CALERA, AL 35040. TAX ID NO.: 283050001012004