


This instrument prepared by:
Colleen McCullough, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205

SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation

STATE OF ALABAMA)
COUNTY OF SHELBY)


20120509000163350 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/09/2012 12:12:21 PM FILED/CERT

DEED OF REDEMPTION

WHEREAS, heretofore, on, to-wit: the 28th day of October, 2000, Gene E. Sanders and Rhonda J. Sanders executed that certain mortgage on real property hereinafter described to Charter One Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 2000-37459 and corrected by affidavit recorded in Inst. No. 20100330000094600; and

WHEREAS, default was made by the said Mortgagor in the payment of the indebtedness secured by said mortgage, and the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein on the 15th day of October, 2010, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office in Inst. No. 20101122000391300; said Foreclosure Deed reveals that Charter One Bank, FSB, purchased all of the real property described in said mortgage at said foreclosure sale; and

WHEREAS, in accordance with the Statutes of Alabama, Federal Home Loan Mortgage Corporation has exercised its right of redemption from the said foreclosure sale and has paid to Charter One Bank, FSB, the amount of Thirty-Three Thousand Four Hundred Three and 07/100 Dollars (\$33,403.07), and has requested that Charter One Bank, FSB execute and deliver to Federal Home Loan Mortgage Corporation a Deed of Redemption covering the property described in said mortgage;

NOW, THEREFORE, in consideration of the premises and of the payment to Charter One Bank, FSB, by Federal Home Loan Mortgage Corporation, the amount of Thirty-Three Thousand Four Hundred Three and 07/100 Dollars (\$33,403.07) in connection therewith, the receipt whereof is hereby acknowledged, the said Charter One Bank, FSB, does hereby remise, release, quit claim and convey unto Federal Home Loan Mortgage Corporation, all of the right, title, and interest acquired by the said Charter One Bank, FSB, under and by virtue of the

foreclosure of the mortgage and conveyance of the property, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama:

Lot 543 A according to a Resurvey of Lots 543 and 544 Grande View Estates- Givianpour Addition to Alabaster 5th Addition as recorded in Map Book 27, Page 80, Shelby County, Alabama Records.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale.

TO HAVE AND TO HOLD unto the said Federal Home Loan Mortgage Corporation forever.

IN WITNESS WHEREOF, the said Charter One Bank, FSB, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of March, 2012.



Charter One Bank, FSB

By:

David Dyson

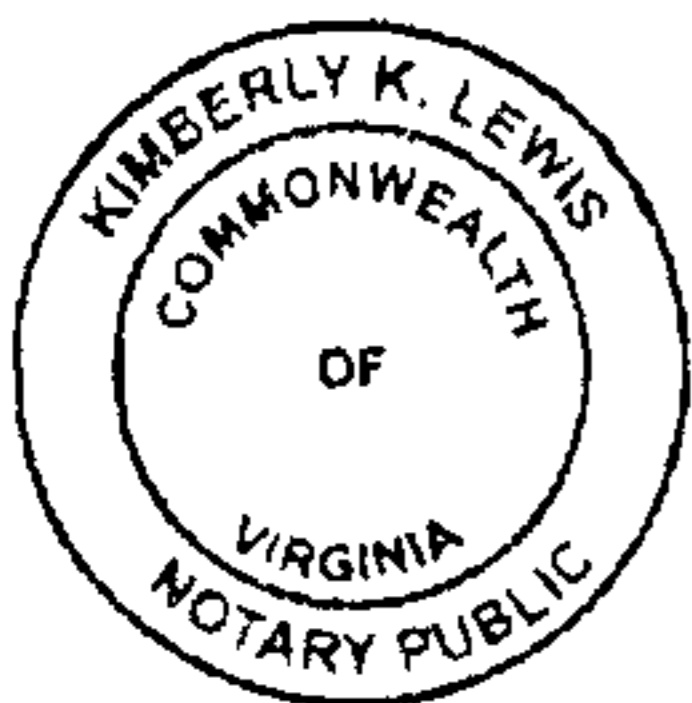
Its:

Assistant Vice President

STATE OF Virginia
COUNTY OF Henrico

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Darrell Dyson, whose name as Assistant Vice President of Charter One Bank, FSB 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/she, as such member and with full authority, executed the same voluntarily as and for the act of said company as aforesaid.

Given under my hand and seal this 21 day of March, 2012.



Kimberly K. Lewis
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7320335
My Commission Expires
February 28, 2014

Kimberly K. Lewis
Notary Public

My Commission Expires:

February 28, 2014