



20120523000183450 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
05/23/2012 01:44:52 PM FILED/CERT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

This Document Prepared By:
RUTH RUHL, P.C.
Ruth Ruhl, Esquire
2801 Woodside Street
Dallas, Texas 75204

Send Tax Notice To:
350 Highland Drive
Lewisville, Texas 75067

Loan No.: 0596768343
Investor No.: 1706647512

DEED IN LIEU OF FORECLOSURE

State of Alabama §
County of Shelby §

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Michael Holley and Rhonda Holley, husband and wife, Joint tenants whose address is 1240 Woodlands Way, Helena, Alabama 35080 to Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation

dated March 7th, 2008, and recorded in Book N/A, Page N/A, Instrument No.: 20080410000146390 which was Re-filed for record on June 13th, 2008, as Instrument No. 20080613000242080, Book N/A, Page N/A and Re-filed for record on July 22nd, 2008 as Instrument No. 20080722000296180, Book N/A, Page N/A and further transferred and assigned to Nationstar Mortgage LLC in Book _____, Page _____, Instrument No. ~~20120523000183450~~ ²⁰¹²⁰⁵²³⁰⁰⁰¹⁸³⁴⁵⁰ in the Probate Office of Shelby County, Alabama, and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Michael Holley and Rhonda Holley, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Federal National Mortgage Association whose address is 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892

(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:

Loan No.: 0596768343
Investor No.: 1706647512

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


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COMMONLY KNOWN AS: 1240 Woodlands Way, Helena, Alabama 35080

TAX ID: 12 6 13 0 000 001.089

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

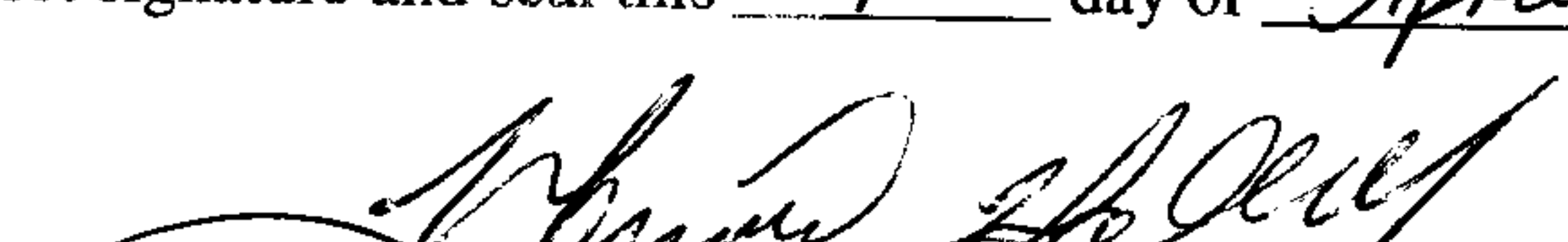
It is understood and agreed that the lien and title of the Mortgage referred to hereinabove shall be merged in the title hereby conveyed ONLY in the event of the full effectiveness of this conveyance, according to the terms and provisions expressed herein, and that, if for any reason, this conveyance 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 Grantors, 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 Grantors do assign, covenant with the said Grantee that he is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

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

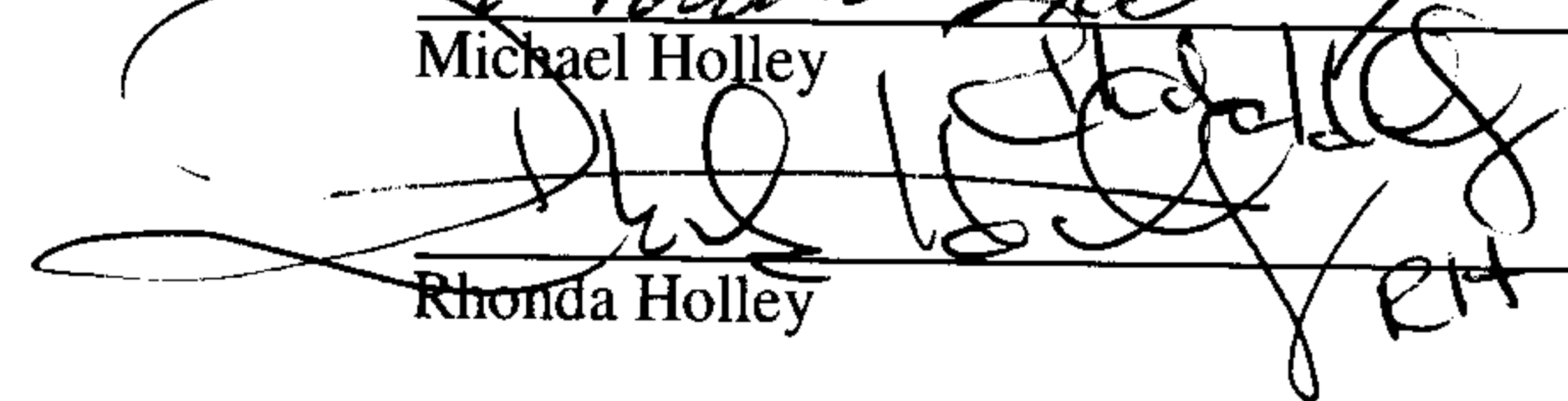
IN WITNESS WHEREOF, the said, has hereunto set signature and seal this 24th day of April, 2012.

Benito Bent


Michael Holley

(Seal)

-Grantor


Rhonda Holley

(Seal)

-Grantor

Loan No.: 0596768343
Investor No.: 1706647512

GRANTOR ACKNOWLEDGMENT

State of Alabama §
County of Shelby §

I, **Lauren Nicole Carmichael**
Michael Holley and Rhonda Holley

[name and style of officer], hereby certify that


whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **25** day of **April 2012**, A.D.

(Seal)



Notary Public
Style of Officer


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Loan No.: 0596768343
Investor No.: 1706647512

EXHIBIT "A"

SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 213, SECTOR 2, ACCORDING TO THE FINAL PLAT, THE WOODLANDS, SECTORS 2, 4 AND 5, AS RECORDED AT MAP BOOK 29, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL HOLLEY AND RHONDA HOLLEY, BY SPECIAL WARRANTY DEED, FROM US BANK, N.A., A CORPORATION, BY RESIDENTIAL FUNDING CORPORATION, AS ATTORNEY IN FACT, DATED MARCH 5, 2008 AND RECORDED APRIL 10, 2008, IN INSTRUMENTAL NO. 20080410000146380, SAID PROBATE COURT, SHELBY COUNTY, ALABAMA.


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