

STATE OF ALABAMA

COUNTY OF SHELBY

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that **FRONTIER BANK**, dated **MARCH 3, 2010**, and duly recorded in Document Number **20100330000094030** in the Office of the Judge of Probate of **SHELBY** County, Alabama, conveying the real property hereinafter described as security for the payment of an indebtedness in the amount of **\$142,640.00**, present balance due on said indebtedness being in the amount of **\$147,784.85**; and

WHEREAS, the balance due on said indebtedness is now due and payable and in default, and the said **JAW, INC.**, is unable to pay and discharge its indebtedness, but they desire to save the expense of a foreclosure of said mortgage under the power of sale contained in the mortgage; and

WHEREAS, the owner and holder of said mortgage is **FRONTIER BANK**, and as the owner and holder of said mortgage, it has threatened to foreclose said mortgage under the power of sale contained therein, all as authorized by law, but **FRONTIER BANK**, is willing to accept a deed in lieu of foreclosure.

NOW, THEREFORE, in consideration of the premises, and in the further consideration of One and No/100 Dollar (\$1.00), in hand paid to **JAW, INC.**, from **FRONTIER BANK**, the receipt and sufficiency of which is hereby acknowledged, the said **JAW, INC.**, does hereby grant, bargain, sell, and convey unto **FRONTIER BANK** the following described real property situated in **SHELBY** County, Alabama, to-wit:

LOT 123, ACCORDING TO THE SURVEY OF LACY'S GROVE, PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


TO HAVE AND TO HOLD unto the said **FRONTIER BANK**, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said **JAW, INC.**, by its sole member who is authorized to execute this conveyance, has hereunto signed its name and affixed its seal on this the 15 day of June 2012.

JAW, INC.

BY: 

ALLEN WRIGHT, ITS PRESIDENT


20121022000403690 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/22/2012 11:05:41 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ALLEN WRIGHT**, whose name as sole member of **JAW, INC.**, an Alabama Corporation 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 the conveyances, he, as sole member of **JAW, INC.**, with full authority for and as the act of said Corporation, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 15 day of June, 2012.

(SEAL)

Kurt Jones
Notary Public

My Commission Expires: Oct 2014.

Prepared By:
Frontier Bank
16843 Highway 280
Chelsea, AL 35043


20121022000403690 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/22/2012 11:05:41 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name UAW, Inc
Mailing Address Montevallo AL
35115

Grantee's Name Frontier Bank
Mailing Address 16843 Highway 280
Chelsea AL 35043

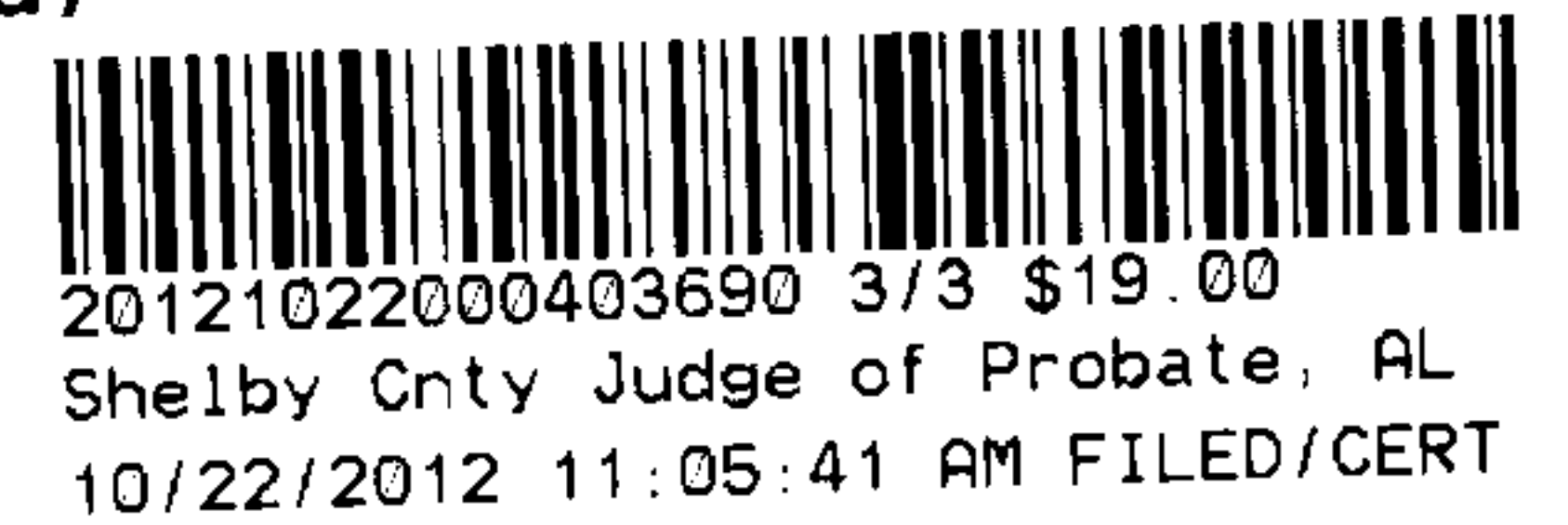
Property Address 784 Crider Road
Maylene AL
35114

Date of Sale 10/15/12
Total Purchase Price \$ 147,784.
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other loan balance



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/22/2012

Print Traci McDaniel

☐ Unattested

Sign Traci McDaniel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one