

This instrument prepared by:  
Cynthia W. Williams  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P.O. Box 55727  
Birmingham, AL 35255

Send Tax Notice to:  
Branch Banking & Trust Co.  
301 College Street, 6th Floor  
Greenville, SC 29601

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Andrea G. King and husband, Justin King to Mortgage Electronic Registration Systems, Inc., solely as nominee for Castle Mortgage Corporation, dated the 23rd day of July, 2007, and recorded in Instrument Number 20070727000350730 in the Probate Office of Shelby County, Alabama, transferred and assigned to Branch Banking and Trust Company in Instrument Number 20120412000126970; and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Andrea King, a married woman, (herein referred to as "Grantor"), does grant, bargain, sell and convey unto Federal National Mortgage Association (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:

**\*This property is not the homestead of the grantor nor her spouse.**

A part of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East and run thence run South 88 degrees 14 minutes 55 seconds East along the North boundary of said quarter-quarter section for a distance of 54.91 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue South 88 degrees 14 minutes 55 seconds East for a distance of 429.94 feet; thence North 59 degrees 22 minutes 03 seconds East for 93.02 feet; thence South 67 degrees 38 minutes 29 seconds East 141.55 feet to a point on the West right of way line of Wilsonville-Vincent Highway; thence South 26 degrees 58 minutes 43 seconds West along said right of way for 219.38 feet; thence leaving said right of way proceed North 87 degrees 28 minutes 45 seconds West for 548.78 feet; thence North 02 degrees 07 minutes 22 seconds East 190.77 feet; back to the point of beginning; being situated in Shelby County, Alabama.

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 Grantor, 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 Grantor does assign, covenant with said Grantee that she is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

Grantor(s) and Grantee, agree that this Deed in Lieu of Foreclosure and the transactions contemplated herein are a mutual, full, and complete settlement, discharge and release of Grantor's and Grantee's claims relating to the mortgage, including, without limitation, their rights and obligations with respect to the rescission of the mortgage pursuant to the Truth-In-Lending Act, Federal Reserve Regulation Z, or any other applicable law; and Grantor(s) further acknowledges that she has elected to proceed with this Deed in Lieu of Foreclosure and the transactions contemplated herein in lieu of any other rights or actions that she might pursue with respect to rescission either now or in the future.

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 the 3<sup>d</sup> day of May, 2013.

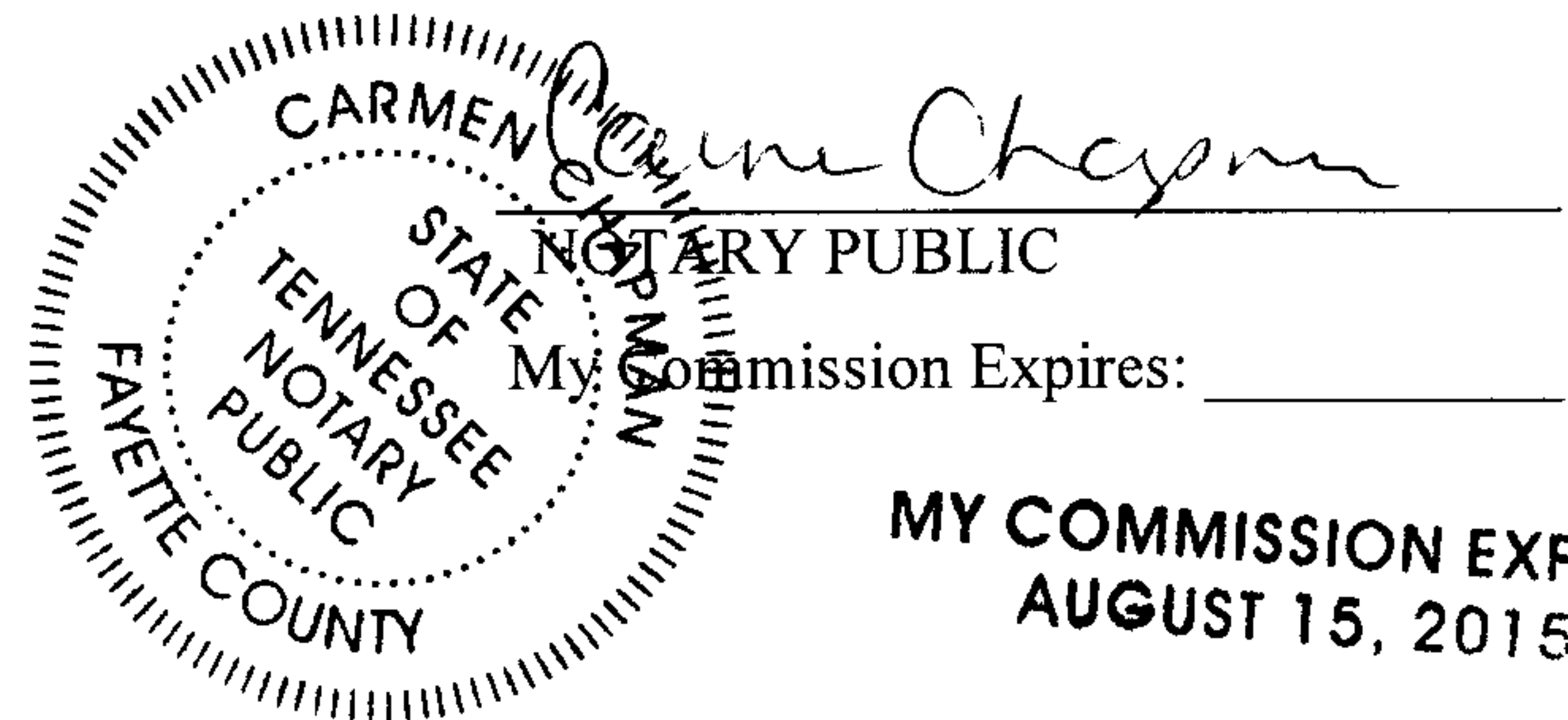
  
20130628000265660 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/28/2013 01:38:32 PM FILED/CERT

Andrea King  
Andrea King

STATE OF Tennessee )  
COUNTY OF Fayette )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrea King, a married woman, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he/she/they execute the same voluntarily on the day the same bears date.

Given under my hand and seal on this 3rd day of May, 2013.



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# Real Estate Sales Validation Form

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

Grantor's Name Branch Banking and Trust Company  
c/o Branch Banking & Trust Co.  
Mailing Address 301 College Street, 6th Floor  
Greenville, SC 29601  
Property Address 37209 Highway 25  
Harpersville, AL 35078

Grantee's Name Federal National Mortgage Association  
Mailing Address 13455 Noel Road, Suite 660  
Dallas, TX 75240  
Deed in Lieu Date: 5/3/2013

Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 216,420.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other  
☐ Closing Statement

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

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 \_\_\_\_\_

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Wendy Vickroy, administrative assistant

Sign Wendy Vickroy  
(Grantor/Grantee/Owner/Agent) circle one

  
20130628000265660 3/3 \$19.00  
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