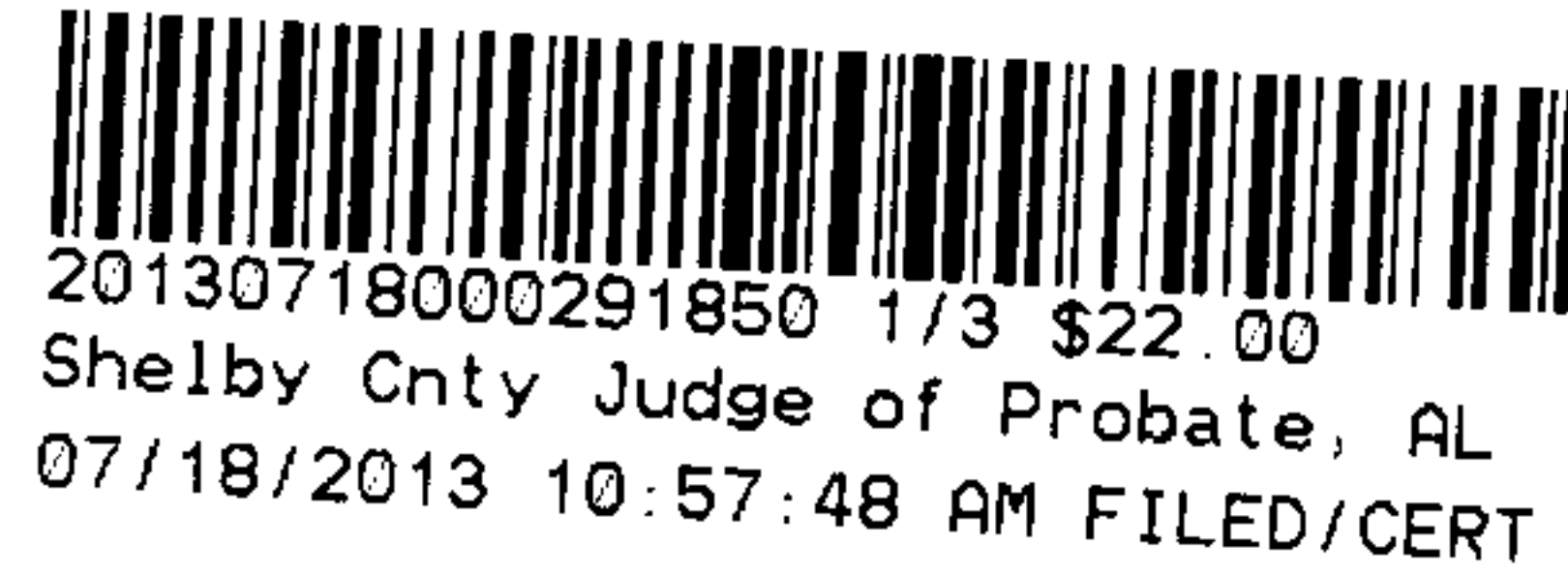


THIS INSTRUMENT WAS PREPARED BY:

Jerry C. Oldshue, Jr.
ROSEN HARWOOD, P.A.
2200 Jack Warner Pkwy Ste 200
Post Office Box 2727
Tuscaloosa, Alabama 35403
Telephone: (205) 344-5000



STATE OF ALABAMA

§

§ DEED IN LIEU OF FORECLOSURE

SHELBY COUNTY

§

This indenture made and entered into on this the 8th day of July 2013, by and between the undersigned DANIEL BLANKENSHIP and TRACY BLANKENSHIP, husband and wife (hereinafter "Mortgagors"), and VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation (hereinafter "Mortgagee").

W I T N E S S E T H:

WHEREAS, a mortgage was executed by Mortgagors in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), on the 26th day of October 2006, which said mortgage appears of record in the office of the Judge of Probate of Shelby County in Doc. #20070117000024380 to secure an indebtedness of One Hundred Twelve Thousand and 00/100 (\$112,000.00) Dollars, with interest thereon; and

WHEREAS, said mortgage as set forth herein above was subsequently assigned to Mortgagee by Assignment of Mortgage recorded in said office in Doc. #20120822000314480; and

WHEREAS, said indebtedness is due and payable, and the Mortgagors are unable to pay same but are desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same.

NOW, THEREFORE, in consideration of the covenants and promises herein, and in further consideration of the release of Mortgagors by Mortgagee from their personal obligations on the indebtedness, such relief whereof is hereby acknowledged, the Mortgagors by these presents do hereby grant, bargain, sell and convey unto the Mortgagee the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degree 51 minutes East a distance of 447.00 feet to a point on the South right of way line of the Southern Railroad to an iron pin and the Northeast corner of Columbiana Homes, Inc. Housing Project; thence continue South 1 degree 51 minutes East a distance of 791.19 feet to a point on the South right of way line of Alabama Highway No. 70; thence turn an angle of 99 degrees 12 minutes to the left and run along the South right of way line of said Highway, a distance of 246.01 feet to the point of beginning; thence continue in the same direction along the South right of way line of said Highway a distance of 100.0 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said above described property unto the said VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns, forever. Mortgagors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Mortgagors have neither conveyed nor permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Mortgagors.

It Is Agreed between the parties to this instrument that this conveyance shall permanently transfer said property to Mortgagee, and said transfer is made without provisions for redemption, either statutory or in equity, by Mortgagors.

Mortgagors acknowledge they have read and understand this document and have had the opportunity to seek advice of counsel regarding same.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals on this the day and date first above written.


DANIEL BLANKENSHIP


20130718000291850 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2013 10:57:48 AM FILED/CERT


TRACY BLANKENSHIP

STATE OF ALABAMA

§

§

COUNTY OF SHELBY

§

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that DANIEL BLANKENSHIP and TRACY BLANKENSHIP, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 8 day of July 2013.


Notary Public
My Commission Expires 7/6/14

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PLEASE SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
Post Office Box 9800
Maryville, TN 37802

Real Estate Sales Validation Form

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

Grantor's Name	Daniel W. & Tracy S. Blankenship	Grantee's Name	Vanderbilt Mortgage and Finance, Inc.
Mailing Address	150 Hwy 97	Mailing Address	PO Box 9800
	Columbiana, AL 35051-5502		Maryville, TN 37802
Property Address	321 W College St	Date of Sale	
	Columbiana, AL 35051	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 91,360.00

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.

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	_____	Print	Jerry C. Oldshue, Jr.
☐ Unattested	_____	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

