

STATE OF ALABAMA)
SHELBY COUNTY)


20130802000314990 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/02/2013 12:51:15 PM FILED/CERT

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 Kevin D. Jones and Angela W. Jones, to Ameriquest Mortgage Company, dated the 15th day of September, 2006, recorded in Instrument Number 20060928000482450, in the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to U.S. Bank National Association as Trustee For The Certificateholders of Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC1, by instrument recorded in Instrument Number 20121026000413380, in the aforesaid Probate Office; and for other good and valuable consideration the undersigned KEVIN D. JONES AND ANGELA W. JONES, HUSBAND AND WIFE (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1 (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:

Lot 69, Brookhollow First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove and is executed by the aforementioned Grantors.

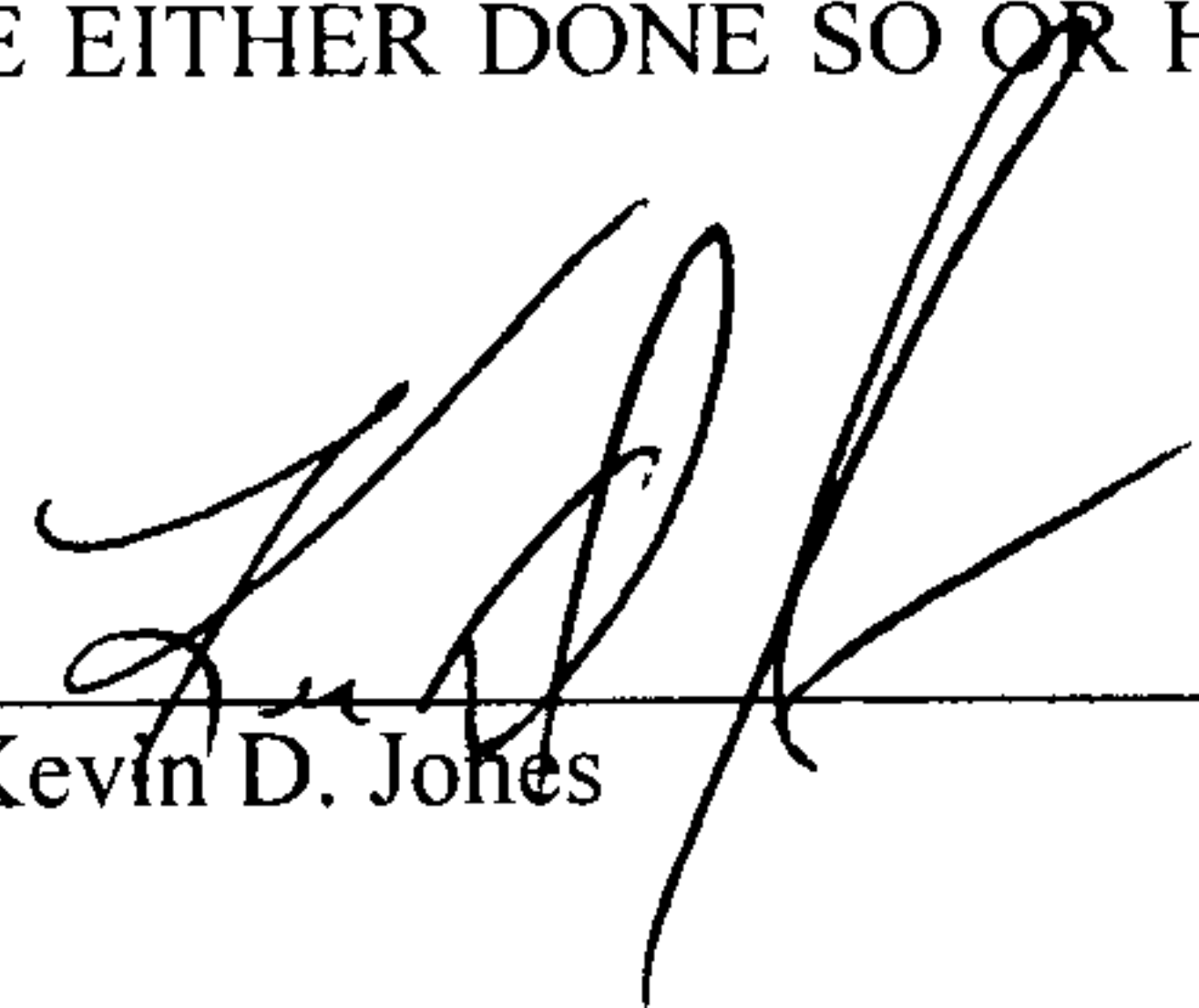
It is understood and agreed that the lien and title of the Mortgage referred to hereinabove shall be merged in the title hereby conveyed ONLY in the event of the full effectiveness of this conveyance, according to the terms and provisions expressed herein, and that, if for any reason, this conveyance 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 herein from intervening claims or liens of third persons, which were junior to the lien of the Mortgage.

And the Grantors do assign and covenant with the said Grantee that they are 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.

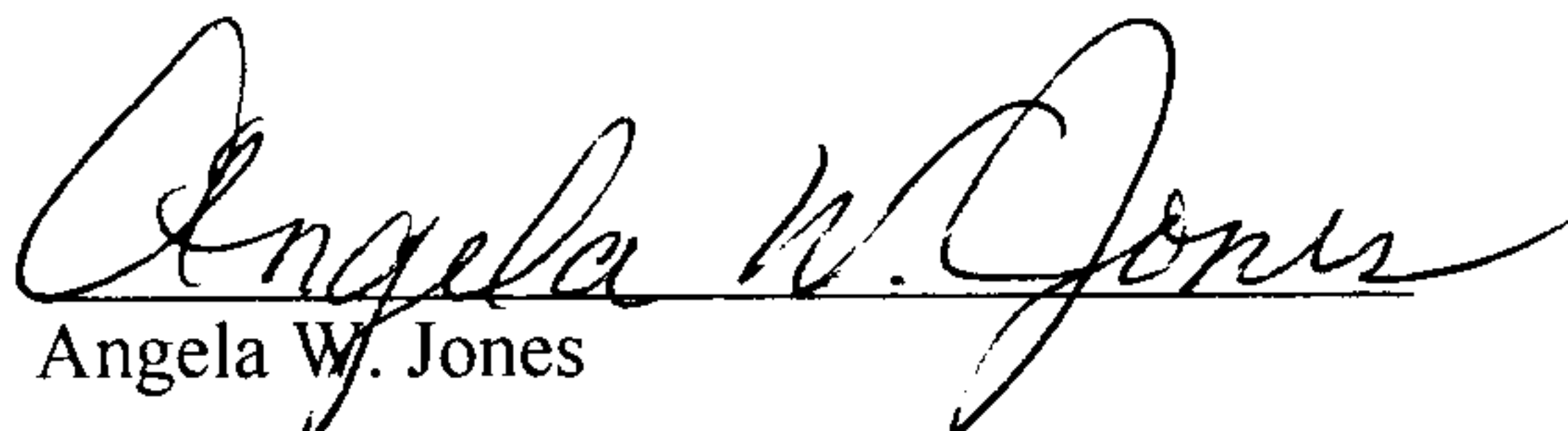
TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: 4-2-13


Kevin D. Jones

Dated: 4-2-13

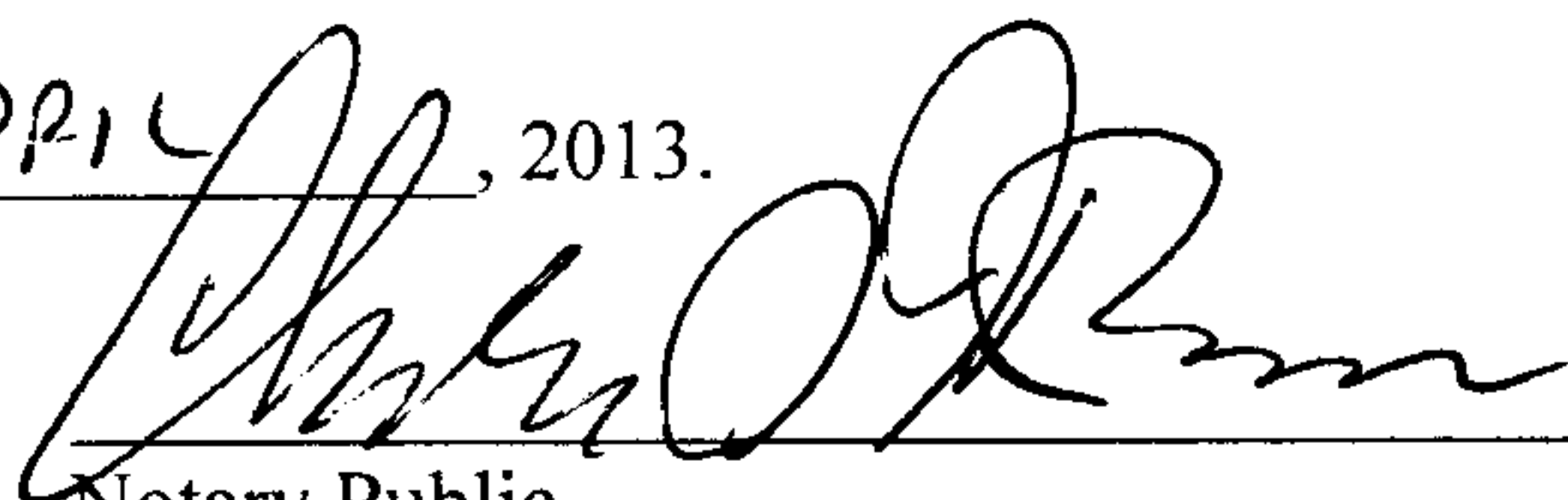

Angela W. Jones

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA)

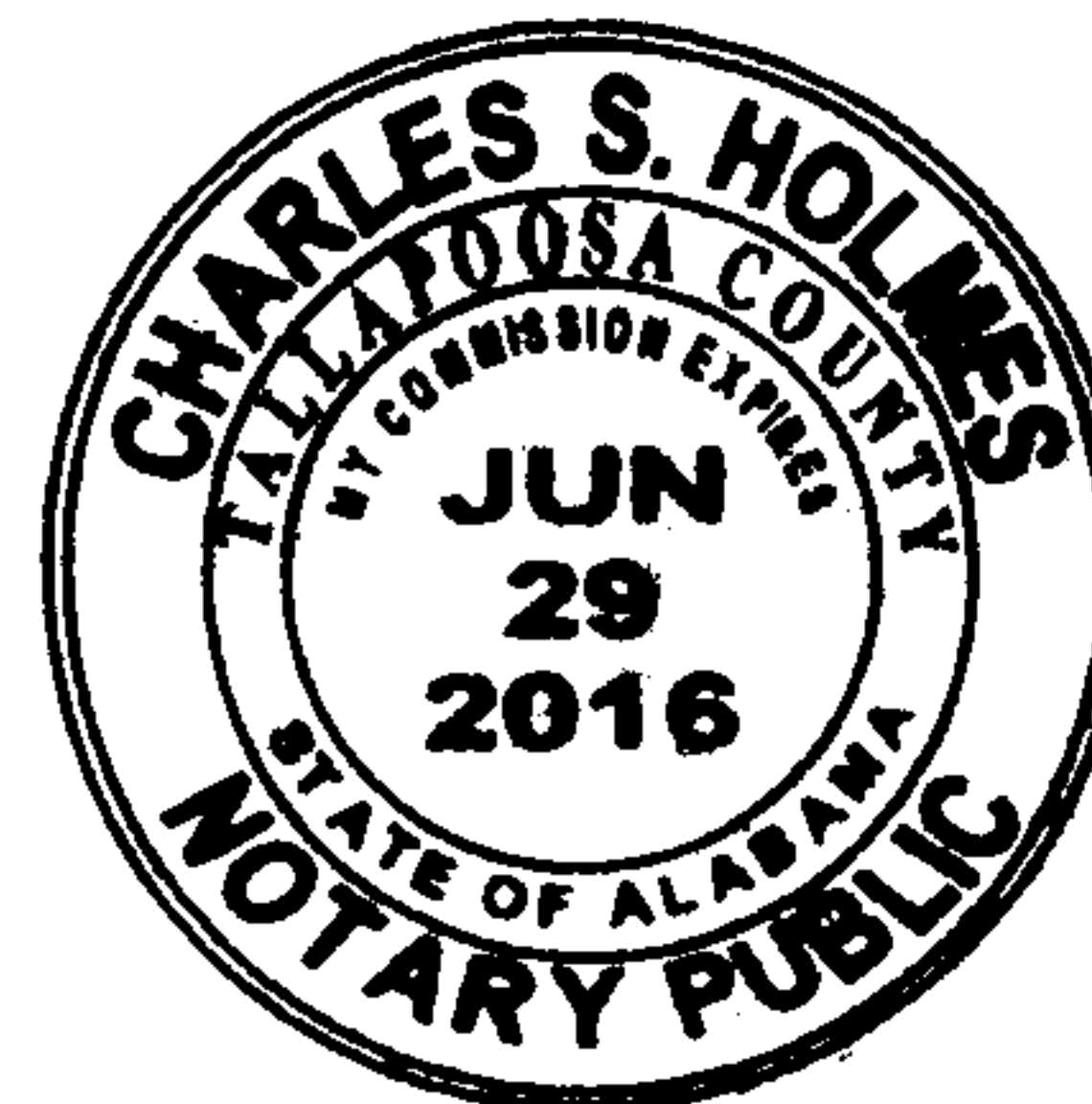
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin D. Jones and Angela W. Jones, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2 day of APRIL, 2013.

Notary Public

My Commission Expires: JUNE 29 2016

This Instrument Prepared By:
Andy Saag, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205



Real Estate Sales Validation Form

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

Grantor's Name Kevin D. Jones
Angela W. Jones

Grantee's Name U.S. Bank National Association as
Trustee For The Certificateholders
of Citigroup Mortgage Loan Trust
Inc. Asset-Backed Pass-Through
Certificates Series 2007-AMC1

Mailing Address 195 Brookhollow Dr
Pelham, AL 35124

Mailing Address c/o Bank of America, N.A.
7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 195 Brookhollow Dr
Pelham, AL 35124

Date of Sale April 2, 2013

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$126,900.00

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 tax assessor

☐ 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 _____

Print Kayla Carlile Bates, foreclosure specialist

☐ Unattested

(verified by)

Sign

Kayla Carlile Bates

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1