

This instrument prepared by:  
John T. Natter, Esq.  
NATTER & FULMER, P.C.  
3800 Colonnade Parkway, Suite 450  
Birmingham, AL 35243

Send Tax Notice to:  
Eastern Valley, LLC  
3505 Bent River Road  
Birmingham, AL 35216

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**DEED IN LIEU OF FORECLOSURE**

This conveyance made and entered into on this the 18 day of September, 2013, by and between the undersigned, **Ronnie Joe Traywick** and wife, **Connie R. Traywick**, Grantors, and **Eastern Valley, LLC**, Grantee.

**WITNESSETH:**

That, WHEREAS, a mortgage was executed by grantors/mortgagors to grantee/mortgagee on the 3<sup>rd</sup> day of July, 2012, and recorded in Instrument 20120910000342080, Judge of Probate's Office, Shelby County, Alabama, to secure an indebtedness of One Hundred and Ninety-Nine Thousand Four Hundred and Five Dollars (\$199,405.00), and

WHEREAS, said indebtedness is due and payable, and the grantors are unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage,

NOW WHEREFORE, for good and valuable consideration of the premises, and in further consideration of the sum of Ten Dollars (\$10.00), in hand paid to grantors by the grantee, the receipt whereof is hereby acknowledged, the grantors have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto grantee the following described property, situated in Shelby County, Alabama, to-wit:

**Lot 54, according to the Survey of Lacey's Grove, Phase 1, as recorded in Map Book 35, Page 137, in the Office of the Probate Judge of 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, **Eastern Valley, LLC**, and unto its heirs and assigns, in fee simple.

In Testimony of All which the grantors have hereunto set their hands and seals on this the day and date first above written.



20130919C00379450 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/19/2013 02:58:54 PM FILED/CERT

*Ronnie Joe Traywick*  
\_\_\_\_\_  
**Ronnie Joe Traywick**

*Connie R. Traywick*  
\_\_\_\_\_  
**Connie R. Traywick**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Ronnie Joe Traywick** and **Connie R. Traywick**, a married couple, whose names are signed to the foregoing conveyance, 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 and for the purpose stated therein. Given under my hand and official seal, this 18 day of Sept., 2013.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-19-15

**REAL ESTATE SALES VALIDATION FORM**

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

Grantors' Names: Ronnie Joe Traywick  
Connie R. Traywick

Grantee's Names: Eastern Valley, LLC

Grantor's Address: 2108 Ashby Lane  
Hoover, AL 35226

Grantee's Address: 3505 Bent River Road  
Birmingham, AL 35216

Property Address: Lot 54, according to the  
Survey of Lacey's Grove,  
Phase 1, as recorded in Map  
Book 35, Page 137, Judge of  
Probate, Shelby County, AL

Date of Sale: 9/18/13

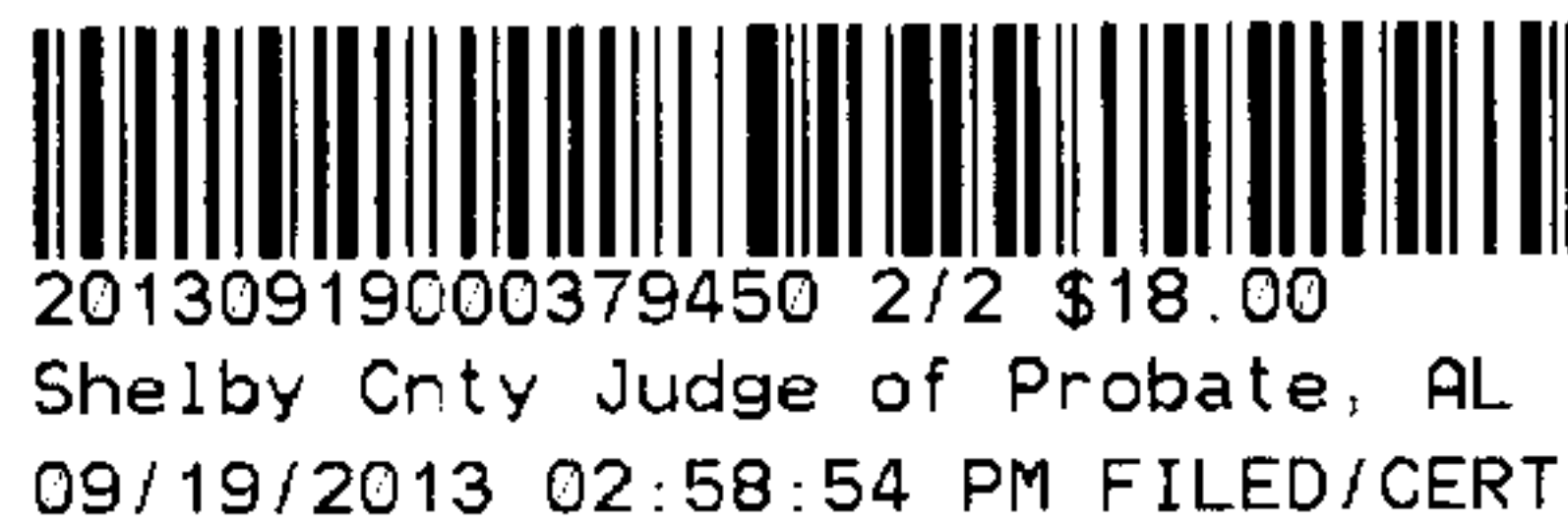
Total Purchase Price: **IN LIEU OF FORECLOSURE**  
Or Actual Value  
Or Assessor's Market Value: 196,800<sup>00</sup>

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: **IN LIEU OF FORECLOSURE**

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(s) conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person(s) 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. 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. Taxpayer will be penalized pursuant to Code of Alabama 1975§40-22-1(h).

I attest, to the best of my knowledge and belief, the information contained in this document is true and accurate. I 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: JOLEE T. NATTEN

Unattested  
(verified by)

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) Circle One