

STATE OF ALABAMA)

SHELBY COUNTY)



20131203000468870 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
12/03/2013 02:47:09 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 secured by that certain Mortgage executed by Jeannette B. Carr, a single person, to Reverse Mortgage USA, Inc. dated the 30th day of March, 2012, recorded in Instrument Number 20120425000142710 the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Urban Financial Group, Inc. by instrument recorded in Instrument Number 20120508000161890 in the aforesaid Probate Office, and for good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **MARY ELIZABETH CARR HALLMARK DAVIS, A MARRIED WOMAN, AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEANNETTE B. CARR**, (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **URBAN FINANCIAL GROUP, INC.** (herein referred to as "Grantee"), all of her/its right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Lot 65, according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama (the "Property"). Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument Number 2005046000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

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

This property is not the homestead of the Grantor, Mary Elizabeth Carr Hallmark Davis, or the Grantor's spouse.

Mortgagor, Jeannette B. Carr, died on July 5, 2012. Mary Elizabeth Carr Hallmark Davis, as Personal Representative of the Estate of Jeannette B. Carr, on or around October 8, 2013 has been awarded, by the Probate Court of Shelby County, in Case Number PR-2012-458, the ability to convey the real property of the Estate of Jeannette B. Carr in a Deed-in-Lieu of Foreclosure.

Mary Elizabeth Carr Hallmark Davis, as Personal Representative of the Estate of Jeannette B. Carr, represents that an inquiry has been made as to all parties who might have claim against the Estate of Jeannette B. Carr, and all known ascertainable creditors of the Estate have been notified more than 30 days prior to the date of execution of this Deed in Lieu. Furthermore, the claims period on this Estate expired on or about June 28, 2013, and all known claims have been paid.

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

{SIGNATURE PAGES TO FOLLOW}



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IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 7 day of November, 2013.

Mary Elizabeth Carr Hallmark Davis
Mary Elizabeth Carr Hallmark Davis, as
Personal Representative of the Estate of
Jeannette B. Carr

NOTARY ACKNOWLEDGEMENT

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Carr Hallmark Davis, as Personal Representative of the Estate of Jeannette B. Carr, 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 said instrument, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 7th day of November, 2013.

M L Torner
NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 7th day of November, 2013.

Mary Elizabeth Carr Hallmark Davis
Mary Elizabeth Carr Hallmark Davis,
individually

NOTARY ACKNOWLEDGEMENT

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Carr Hallmark Davis, individually, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 7th day of November, 2013.

M L Toranzo
NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:
Ginny Rutledge, Esq.
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, AL 35255-5727
Sirote File Number: 284848



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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 Estate of Jeanette B. Carr

Grantee's Name Urban Financial Group, Inc.

Mailing Address 1258 Highway 74
Chelsea, AL 35043

Mailing Address c/o Celink
3900 Capital City Blvd.
Lansing, MI 48906

Property Address 117 Holland Trail
Pelham, AL 35124

Date of Sale 11/7/2013

Total Purchase Price \$ _____

or

Actual Value \$ 133,400.00

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 Foreclosure Bid Price

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 12-2-2013

☐ Unattested

(verified by)

Print Katherine Cousins, foreclosure specialist

Sign Katherine Cousins Randolph

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1