


14.00
3.00
1.00
18.00

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140106000004950 1/2 \$18.00
Shelby Cnty Judge of Probate: AL
01/06/2014 10:49:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE (\$1.00) DOLLAR, and other valuable consideration to the undersigned grantor, CHARLES F. ROUSSEAU and LINDSEY ROUSSEAU, husband and wife, in hand paid by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, the receipt whereof is hereby acknowledged, the said CHARLES F. ROUSSEAU and LINDSEY ROUSSEAU, husband and wife, do hereby grant, bargain, sell, and convey unto the said JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors and assigns, the following described real estate located in Shelby County, Alabama, at 1035 Meriweather Court, Calera, AL 35040, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 89, according to the Survey of Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama.

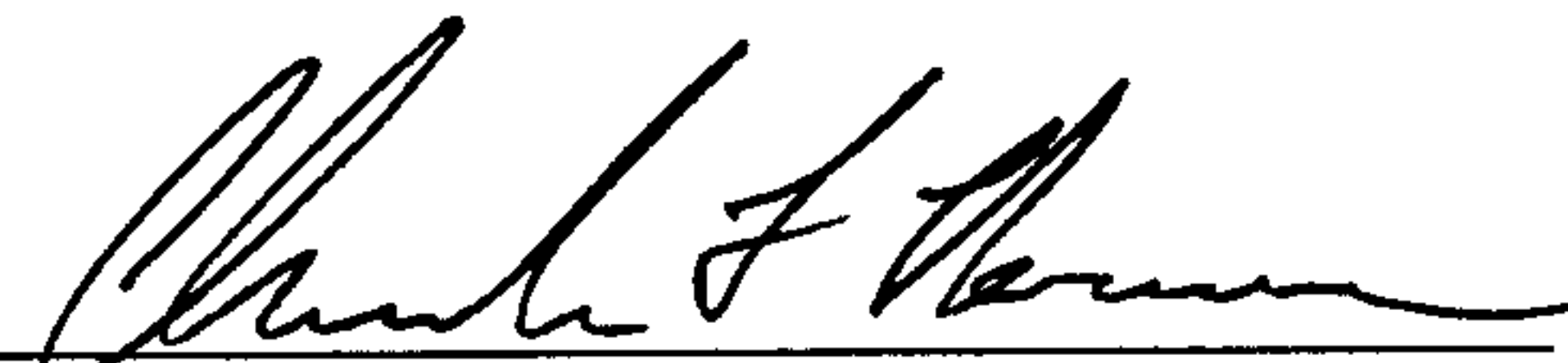
The undersigned grantors do hereby transfer and assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors and assigns, any equity of redemption which she has or may have in or to the said property hereinabove described and conveyed.

For recording purposes only, the amount of unpaid principal balance as of September 20, 2013 is \$107,239.48.

This deed is given in lieu of foreclosure of that certain mortgage executed by CHARLES F. ROUSSEAU and LINDSEY ROUSSEAU, husband and wife, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for AMSOUTH BANK, and Lender's Successors and Assigns, dated September 13, 2006, and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on October 5, 2006, in Instrument No. 20061005000493600, in which mortgage was duly transferred and assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, by assignment dated December 23, 2012 and recorded January 9, 2013 in Instrument No. 20130109000012480, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors and assigns forever, and we do for ourselves and our heirs, personal representatives and assigns, covenant with the said JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors and assigns, that we are lawfully seized in fee simple of said premises; that the same is free from all encumbrances, that we have a good right to sell and convey the same, as aforesaid; and warrant and defend the same to the said JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 5th day of October, 2013.


CHARLES F. ROUSSEAU



LINDSEY ROUSSEAU

STATE OF Alabama

COUNTY OF Shelby

I the undersigned, a Notary Public in and for said County in said State hereby certify that CHARLES F. ROUSSEAU and LINDSEY ROUSSEAU, husband and wif, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 5th day of October, 2013.


Notary Public
My Commission Expires: 11/01/16

This instrument prepared by:
Robert J. Wermuth
STEPHENS MILLIRONS, P.C.
P.O. Box 307
Huntsville, AL 35804
RJW/rvm

Grantees Address:	Grantor's Address:
3415 Vision Drive	412 Kensington Manor Drive
Columbus, OH 43219	Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Charles F. Rousseau
Mailing Address Lindsey Rousseau
1035 Meriweather Court
Calera, AL 35040

Grantee's Name JPMorgan Chase Bank, NA
Mailing Address 3415 Vision Drive
Columbus, OH 43219

Property Address 1035 Meriweather Court
Calera, AL 35040

Date of Sale 10/05/2013

Total Purchase Price \$ 107,239.48

or

Actual Value \$

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 Deed In Lieu of Foreclosure

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

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 12/30/13

Print

Robert J. Wermuth

Sign

(Signature) attorney

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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