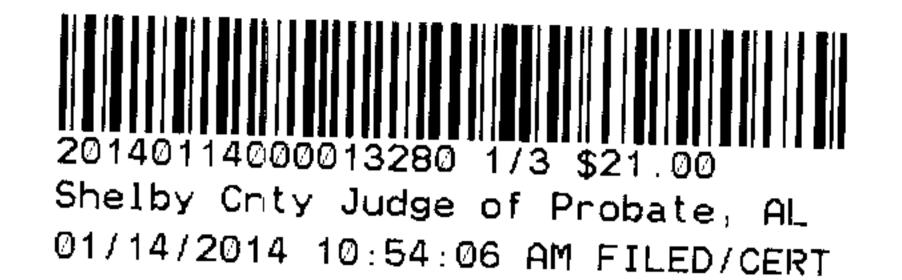
STATE OF ALABAMA)
SHELBY COUNTY)



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 Roxanne Brown, an unmarried woman, to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Branch Banking and Trust Company, dated the 31st day of August, 2010, recorded in Instrument Number 20100909000293150, in the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Branch Banking and Trust Company; and for other good and valuable consideration the undersigned ROXANNE BROWN, AN UNMARRIED WOMAN (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto FREDDIE MAC A/K/A FEDERAL HOME LOAN MORTGAGE CORPORATION (herein referred to as "Grantee"), all of his/her right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Lot 58, according to the Survey of Park Forest, Sector 7 Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama.

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

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 Grantor, 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 Grantor does assign and covenant with the said Grantee that he/she is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her 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 PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature this the December, 2013

NOTARY ACKNOWLEDGEMENT

STATE OF AQQUAC)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roxanne Brown, an unmarried woman, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the day of <u>IPCamber</u>, 2013.

NOTAR PUBLIC

My Commission Expires: 3.3.204

This Instrument Prepared By: Andy Saag, Esq. Sirote & Permutt, P.C. P.O. Box 55727

Birmingham, AL 35255-5727

Sirote #310923

201401140000013280 2/3 \$21.00 Shelby Cnty Judge of Probate, AL 01/14/2014 10:54:06 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Roxanne Brown	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	400 Birchall Lane, Apt. 107 Hoover, AL 35226	Mailing Address	
Property Address	314 Grove Hill Lane Alabaster, AL 35007	Date of Sale	December 19, 2013
		Total Purchase Price or Actual Value or	\$ \$
		Assessor's Market Value	\$166,900.00
•	nentary evidence is not require	form can be verified in the following (ed) _ Appraisal _ Other	documentary evidence: (check one
If the conveyance doo this form is not require	•	ion contains all of the required inform	ation referenced above, the filing of
•	alse statements claimed on t	the information contained in this docu his form may result in the imposition	
Date		Print <u>Kayla Carlile Bates, forecl</u>	osure specialist
Unattested	(verified by)	Sign MUNG (Grantor/Grantee/C	Dwner(Agent) circle one

3/3 \$21.00 20140114000013280 3/3 \$21.00 AL 20140114000013280 of Probate; Shelby Cnty Judge of AM FILED/CERT 01/14/2014 10:54:06 AM FILED/CERT