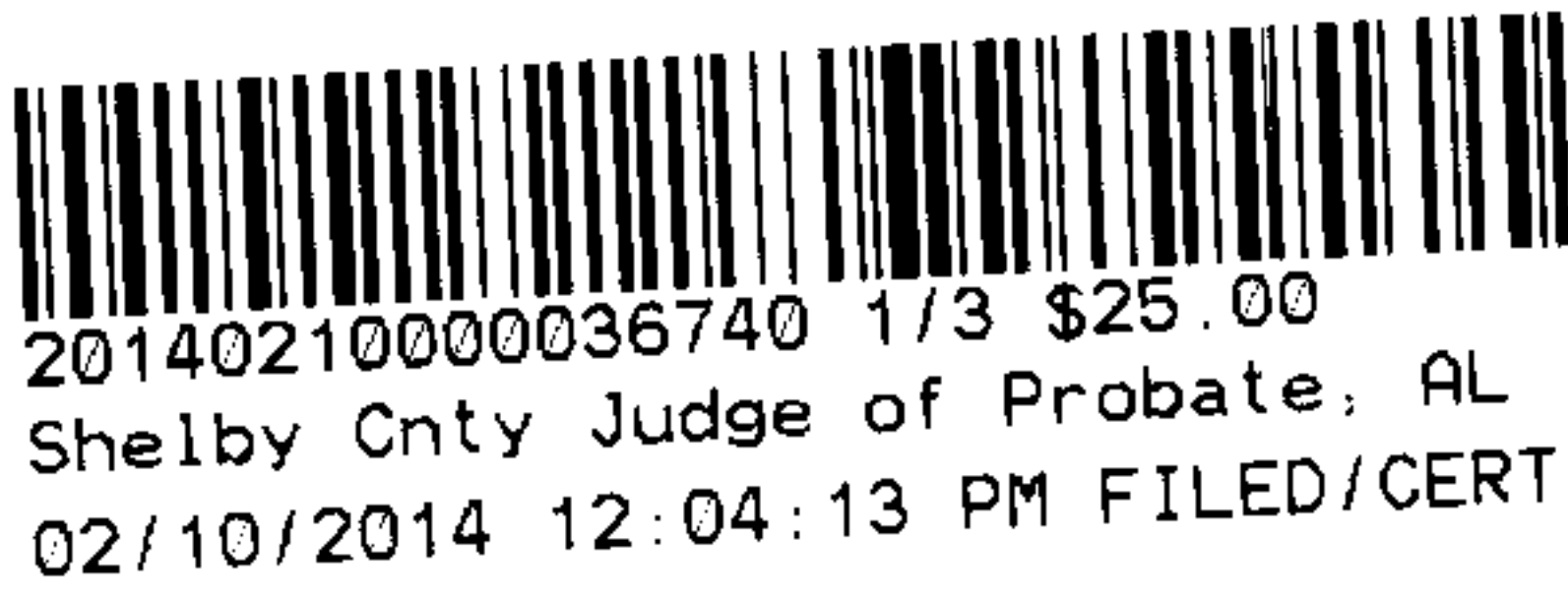


DEED IN LIEU OF FORECLOSURE



STATE OF ALABAMA
COUNTY OF SHELBY

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, SHIRLEY FULLMER, an unmarried woman, PAMELA ANN BROWNING, a married woman and JANICE Y. COOKMAN, a married woman, in hand paid by GREEN TREE SERVICING LLC, the receipt whereof is hereby acknowledged, the said SHIRLEY FULLMER, an unmarried woman, PAMELA ANN BROWNING, a married woman and JANICE Y. COOKMAN, a married woman, do hereby grant, bargain, sell, and convey unto the said GREEN TREE SERVICING LLC, its successors and assigns, the following described real estate located in Shelby County, Alabama, at 119 Coales Branch Drive, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 51, according to the Survey of Hidden Creek II, First Sector, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.

The undersigned grantor does hereby transfer and assigned to GREEN TREE SERVICING LLC, its successors and assigns, any equity of redemption which he has or may have in or to the said property hereinabove described and conveyed.

This is not the homestead of Pamela Ann Browning and Janice Y. Cookman nor their spouse.

For recording purposes only, the amount of unpaid principal balance as of January 7, 2014 is \$117,010.72.

This deed is given in lieu of foreclosure of that certain mortgage executed by SHIRLEY FULLMER, an unmarried woman, PAMELA ANN BROWNING, a married woman and JANICE Y. COOKMAN, a married woman, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for COUNTRYWIDE HOME LOANS, INC., d/b/a AMERICA'S WHOLESALE LENDER, and Lender's Successors and Assigns, dated May 16, 2007, and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 21, 2007, in Instrument No. 20070521000233840, in which mortgage was duly transferred and assigned to GREEN TREE SERVICING LLC, by assignment dated _____ and recorded 2-10-14 in 20140210000036730 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GREEN TREE SERVICING LLC, its successors and assigns forever, and we do for ourselves and our heirs, personal representatives and assigns, covenant with the said GREEN TREE SERVICING LLC, 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 GREEN TREE SERVICING LLC, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 19 day of January, 2014.

Shirley Fullmer
SHIRLEY FULLMER

STATE OF Alabama
COUNTY OF Jefferson

I the undersigned, a Notary Public in and for said County in said State hereby certify that SHIRLEY FULLMER, an unmarried woman, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 19 day of January, 2014.

Barbara K. Glen
Notary Public
My Commission Expires: 12-2-15

Pamela Ann Browning
PAMELA ANN BROWNING

STATE OF Alabama

COUNTY OF Jefferson

I the undersigned, a Notary Public in and for said County in said State hereby certify that PAMELA ANN BROWNING, a married woman, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 19 day of January, 2014.

Barbara H. Glen
Notary Public
My Commission Expires: 12-2-15

Janice Y. Cookman
JANICE Y. COOKMAN

STATE OF Alabama

COUNTY OF Jefferson

I the undersigned, a Notary Public in and for said County in said State hereby certify that JANICE Y. COOKMAN, a married woman, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.


Witness my hand and seal this 19 day of January, 2014.

Barbara H. Glen
Notary Public
My Commission Expires: 12-2-15

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

Send Tax Notice to:
Grantees Address:
7360 South Kyrene Road
T314
Tempe, AZ 85283

Grantor's Address:
590 Long Acres Road
Springville, AL 35146


20140210000036740 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
02/10/2014 12:04:13 PM 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 Shirley Fullmer, Janice Cookman
Mailing Address Pamela A. Browning
590 Lone Acres Road
Springville, AL 35146

Grantee's Name Green Tree Servicing LLC
Mailing Address 7360 South Kyrene Road
T314
Tempe, AZ 85283

Property Address 119 Coales Branch Drive
Pelham, AL 35124

Date of Sale 01/19/2014
Total Purchase Price \$ 117,010.72
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 ☐ Appraisal
☐ Sales Contract ☒ Other Deed 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 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 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.

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 2/7/14

Print Robert J. Wernuth

Sign

Unattested

by)

(Grantor/Grantee/Owner/Agent) circle one

20140210000036740 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
02/10/2014 12:04:13 PM FILED/CERT

Print Form

Form RT-1