

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

PREPARED BY:

RCO Legal, P.C

Elizabeth B. Padgett (Bar No. 8936-C60P)

1587 Northeast Expressway, Atlanta, GA 30329

20140218000044320 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/18/2014 12:41:31 PM FILED/CERT

Cross Reference: as Document Number 20061018000514500, Shelby County, Alabama Records

Grantor: Jamie Benson and Matthew E. Benson, wife and husband, 2009 Highview Way, Calera, AL, 35040

Grantee: Federal National Mortgage Association, 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892

**WARRANTY DEED IN LIEU OF FORECLOSURE**

1244464

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE, this 26 day of November, 2013, between Jamie Benson, and Matthew E. Benson, wife and husband, as party of the first part, hereinafter called **Grantors** and Federal National Mortgage Association, as party of the second part, hereinafter called **Grantee** (the words "**Grantor**" and "**Grantee**" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantors for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that parcel of land in County of Shelby, State of Alabama as more fully described in Document 200610180000514500 and being more particularly described as follows:

Lot 965 according to the survey of WATERFORD HIGHLANDS Sector 4, Phase 2 as

6004.770, 0596727919

Shelby County, AL 02/18/2014  
State of Alabama  
Deed Tax: \$136.50

recorded in Map Book 36, page 15A and 15B, in the Probate Office of Shelby County, Alabama.

This is improved property known as: 2009 Highview Way, Calera, AL 35040

Assessor's Market Value \$/ 36,000.00

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated October 6, 2006, from Jamie Benson, a married person, joined by her spouse, Matthew E. Benson, Joint Tenants with Rights of Survivorship, to Mortgage Electronic Registration Systems, Inc., solely as nominee for First American Bank recorded as Document Number 20061018000514510, Shelby County, Alabama Records, said Mortgage and as last transferred to Nationstar Mortgage LLC by assignment.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Mortgage shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Mortgage. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantors and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to further security for the aforementioned indebtedness or any other indebtedness of Grantors to Grantee. Grantors hereby declare that this conveyance is freely and fairly made.

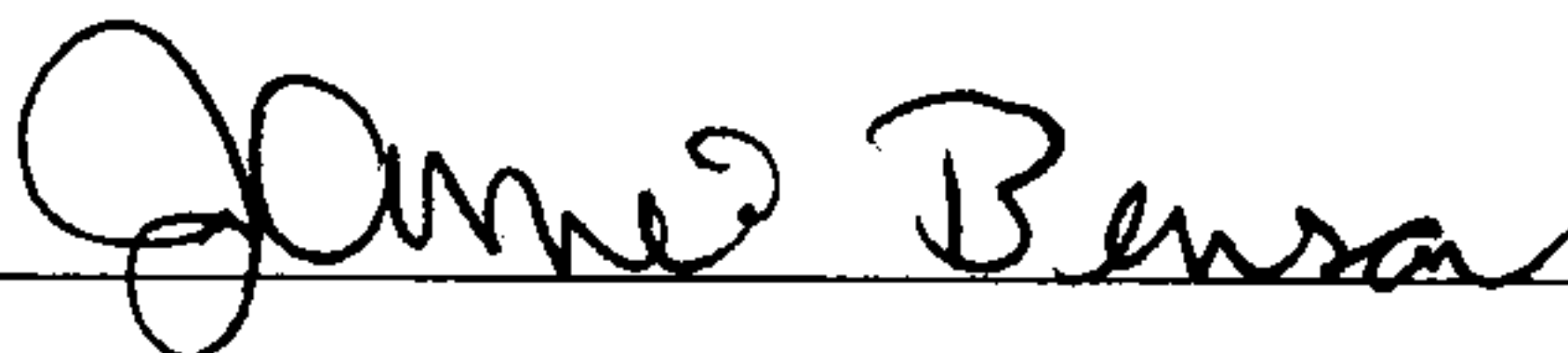
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

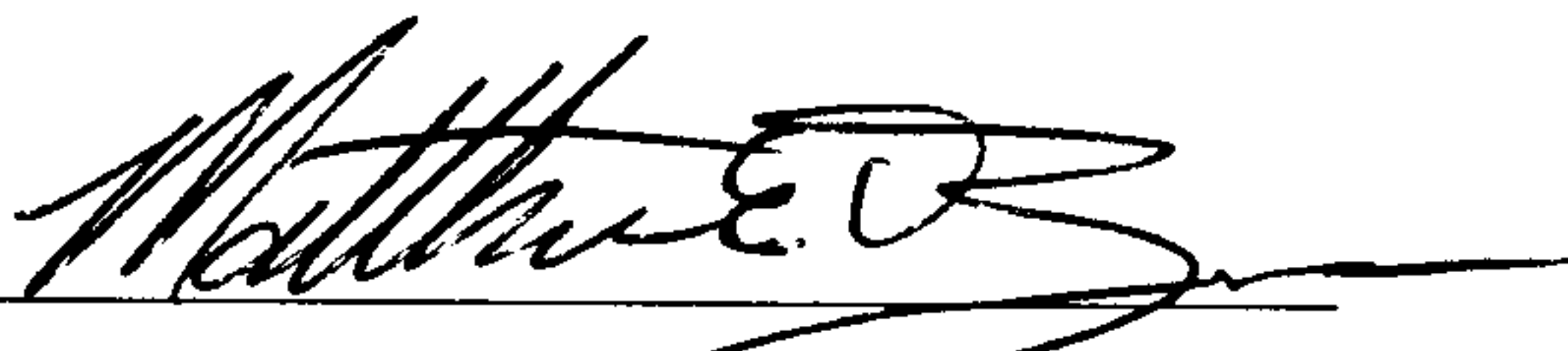
AND SAID Grantors will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has signed and sealed this deed, the day and year above written.

"GRANTOR"



Jamie Benson



Matthew E. Benson



STATE OF Alabama

COUNTY OF Chilton

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jamie Benson and Matthew E. Benson, wife and husband whose name(s) are signed to the foregoing instrument and who are known to me, who acknowledged before me this date that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

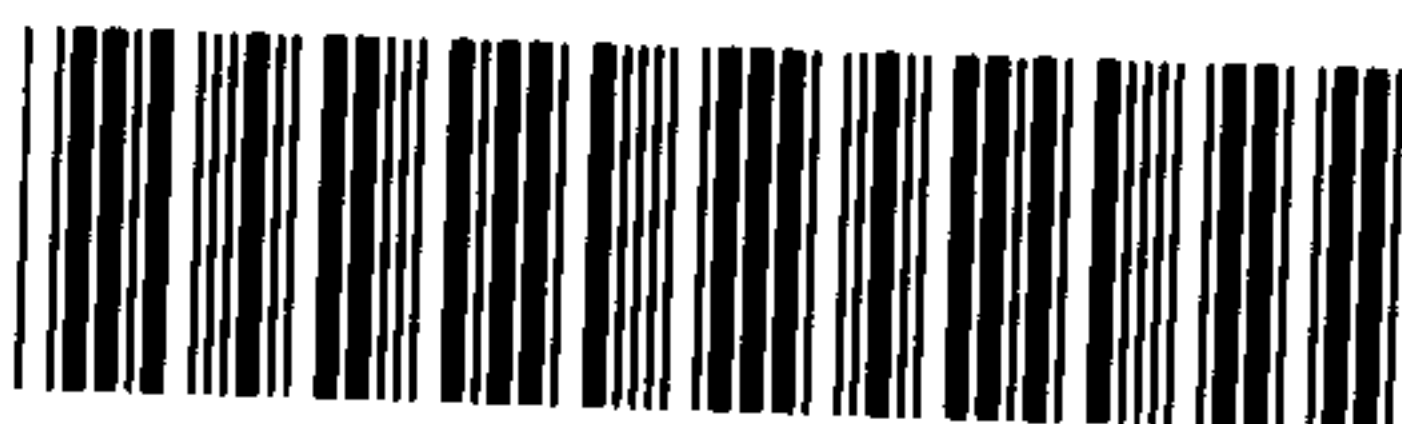
Given under my hand and seal this 26<sup>th</sup> day of November, 2013.

Leigh Q. Boddi  
NOTARY PUBLIC

My Commission Expires: 2-8-16



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# Real Estate Sales Validation Form

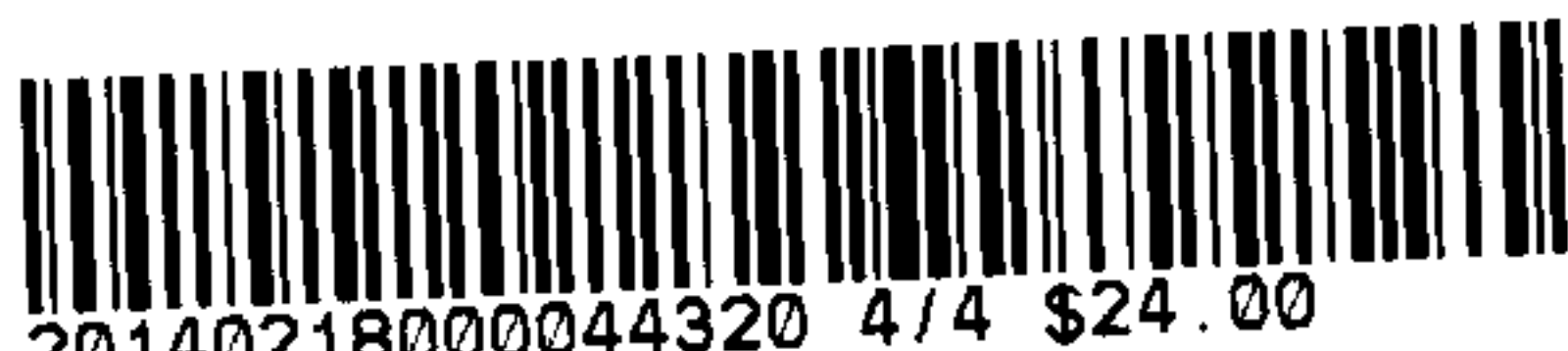
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jamie Benson, Matthew & Benson  
Mailing Address 2009 HIGHVIEW WAY  
CALERA, AL 35040

Grantee's Name FEDERAL NATIONAL  
Mailing Address MORTGAGE ASSOCIATION  
3900 WISCONSIN AVE NW  
WASHINGTON, DC 20016

Property Address 2009 HIGHVIEW WAY  
CALERA, AL 35040

Date of Sale 11/26/2013  
Total Purchase Price \$ \_\_\_\_\_



20140218000044320 4/4 \$24.00  
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02/18/2014 12:41:31 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 136,100.00

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

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 1/24/2014

Print Frank Tran

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1