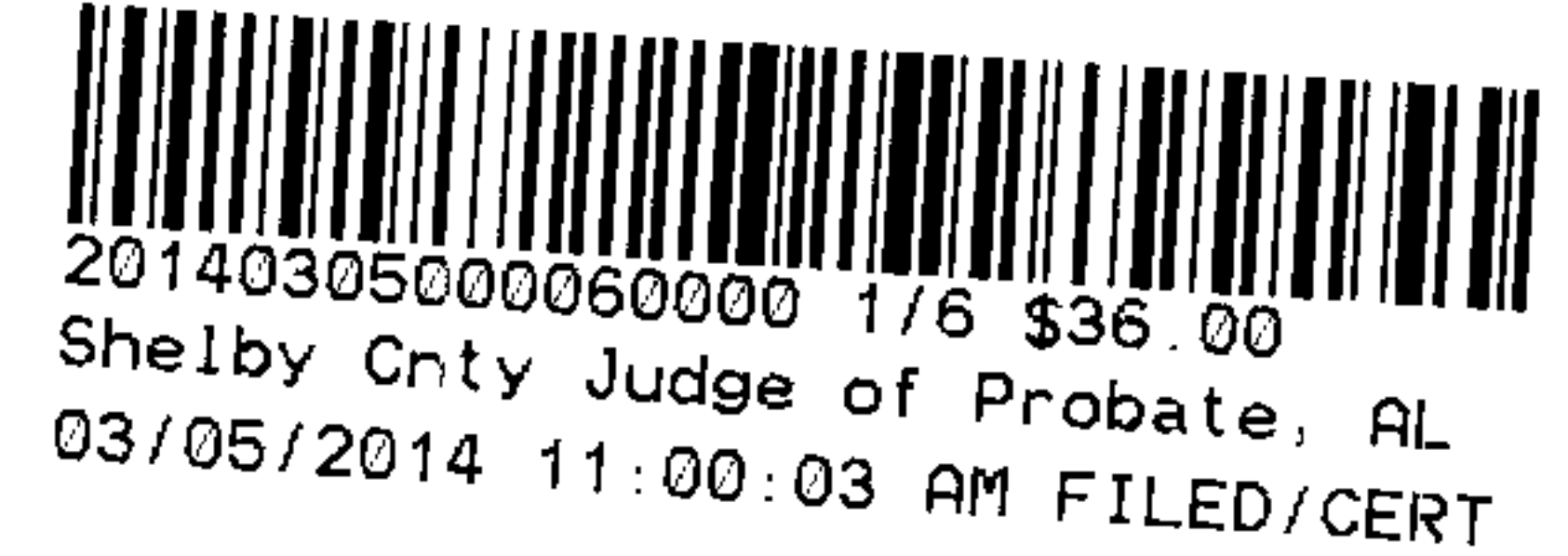


THIS INSTRUMENT PREPARED BY:  
Amelia K. Steindorff  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, Alabama 35201

SEND TAX NOTICE TO:  
Nationstar Mortgage LLC  
2728 N. Harwood  
Dallas, TX 75201



STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

**DEED IN LIEU OF FORECLOSURE**

**KNOW ALL MEN BY THESE PRESENTS, that:**

**WHEREAS**, on or about March 14, 2005, Lewis W. Johnson and Jeanie M. Johnson, husband and wife, executed and delivered to Mortgage Electronic Registration Systems, Inc. solely as nominee for Homecomings Financial Network, Inc. (the “Lender”) a mortgage (the “Mortgage”) regarding real property located in Shelby County, Alabama and more particularly described therein (the “Property”) to secure obligations owed to the Lender whether then existing or thereafter incurred;

**WHEREAS**, the Lender properly recorded the Mortgage in Instrument Number 20050406000158310 in the Office of the Judge of Probate of Shelby County, Alabama;

**WHEREAS**, on or about May 18, 2009, Lender assigned the Mortgage to Nationstar Mortgage LLC (“Nationstar”) by Assignment of Lien recorded in Instrument Number 20090527000200720 in the Office of the Judge of Probate of Shelby County, Alabama;

**WHEREAS**, on or about November 14, 2013, Jeanie M. Johnson, widow of Lewis W. Johnson (“Johnson”), executed and delivered a Corrective Amendment to Mortgage (the “Corrective Amendment”) for the purpose of correcting the legal description in the Mortgage;

**WHEREAS**, the Lender properly recorded the Corrective Amendment in Instrument Number 20131205000471020 in the Office of the Judge of Probate of Shelby County, Alabama;

**WHEREAS**, on or about December 20, 2013, Johnson executed and delivered a Second Corrective Mortgage (the “Corrective Mortgage”) for the purpose of further correcting the legal description to include the complete description of the Property as more particularly described in **Exhibit “A”** attached hereto and incorporated herein by reference;

**WHEREAS**, the Lender properly recorded the Mortgage in Instrument Number 20131220000487160 in the Office of the Judge of Probate of Shelby County, Alabama;

**WHEREAS**, on or about December 18, 2013, Nationstar executed and delivered a Partial Release to Jeanie Johnson, the single widow of Lewis W. Johnson, recorded in Instrument Number 20131220000487170 in the Office of the Judge of Probate of Shelby County, Alabama;

**WHEREAS**, Johnson is the owner and record title holder of the Property more particularly described in **Exhibit "A"**;

**WHEREAS**, Nationstar is the current holder of the Mortgage;

**WHEREAS**, Johnson has agreed to convey the Property to Nationstar, pursuant to Alabama Code §§ 35-10-50, *et seq.*, in consideration of a credit by Nationstar to the indebtedness secured by the Property;

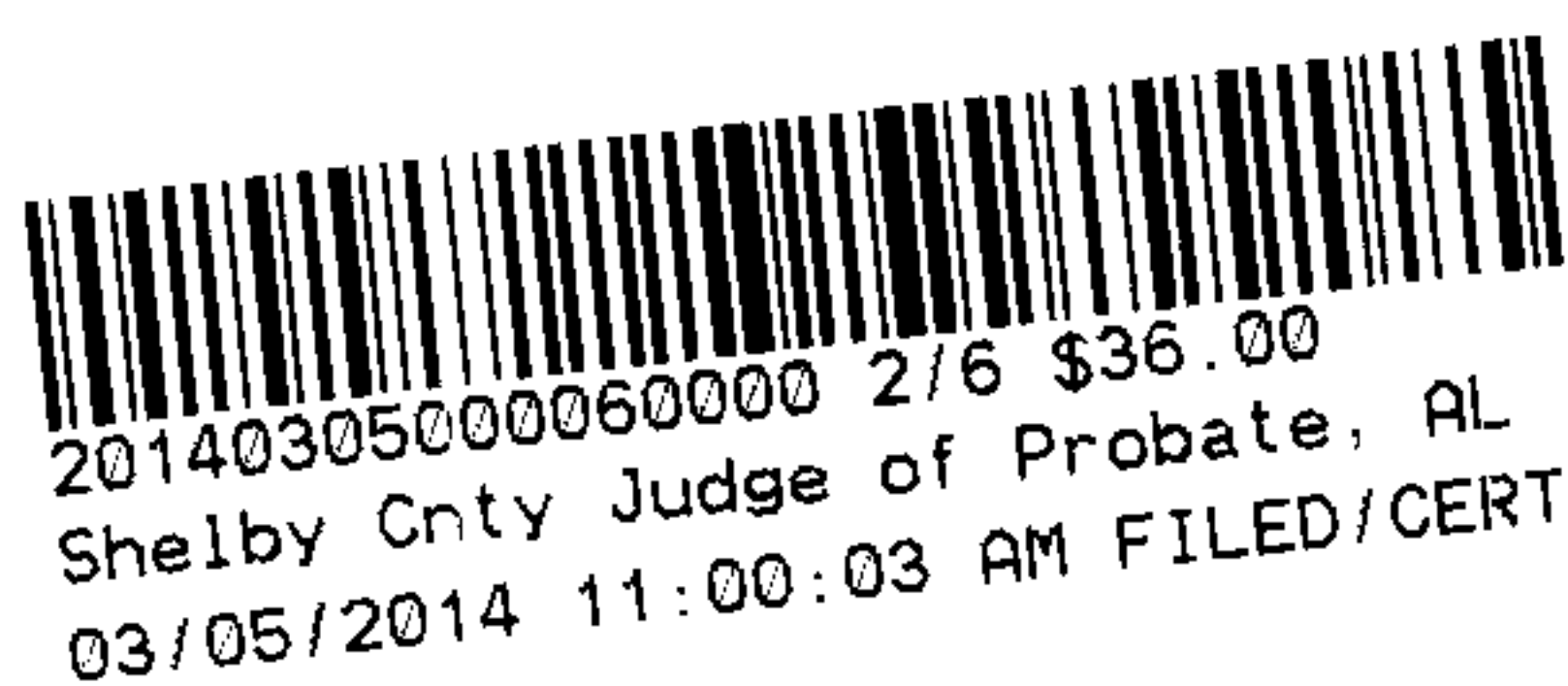
**WHEREAS**, Johnson and Nationstar have mutually agreed upon the credit and Johnson acknowledges that such credit and other considerations given to the indebtedness secured by the Property by Nationstar are fair, equitable, beneficial and to the best interest of Johnson.

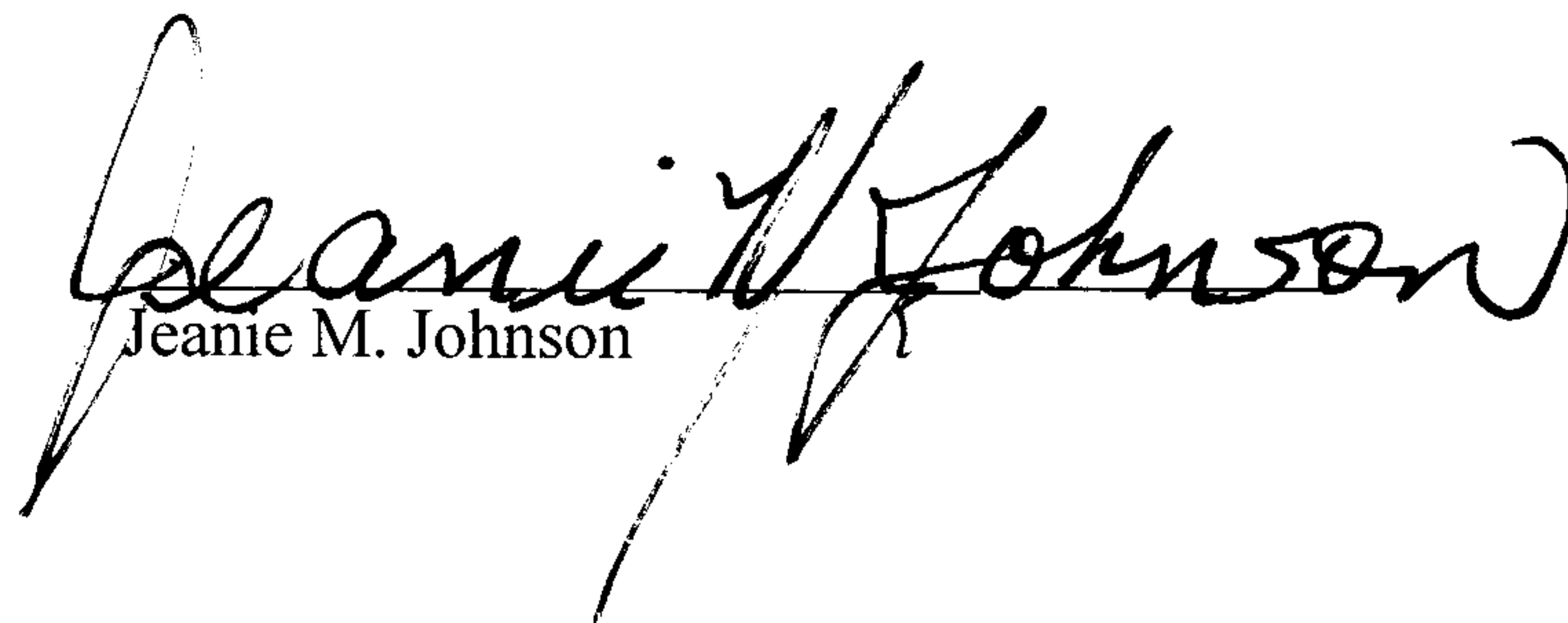
**NOW, THEREFORE**, in consideration of the premises and for credit against the indebtedness secured by the Mortgage, as amended and corrected by the Corrective Amendment and Corrective Mortgage, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Johnson does hereby grant, bargain, sell and convey unto **Nationstar Mortgage LLC**, a Delaware limited liability company, the Property and improvements situated thereon in Shelby County, Alabama, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof together with any and all rights of redemption, statutory or equitable, of Johnson with respect thereto. Johnson expressly makes this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD to Nationstar, its successors and assigns, in fee simple forever.

This Deed in Lieu of Foreclosure in accordance with Alabama Code §§ 35-10-50, *et seq.* (1975), (1) transfers to Nationstar all right, title and interest of Johnson in the Property, including but not limited to all rights of redemption, statutory or equitable; (2) does not effect a foreclosure of the Mortgage; (3) does not give rise to a statutory right of redemption in Johnson or any other person; (4) does not result in a merger of Nationstar's rights with the equity of redemption of Johnson for any purpose; and (5) does not affect the rights or interest of any person or entity other than Johnson in the Property.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument and set their hands and seals hereunto, all on this 18<sup>th</sup> day of February, 2014.



  
Jeanie M. Johnson



STATE OF ALABAMA )

Shelby COUNTY )

I, Christina, a notary public in and for said county in said state, hereby certify that **Jeanie W. Johnson**, 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 18 day of February, 2014.



Notary Public:

My commission expires:

2/24/15

[NOTARY SEAL]

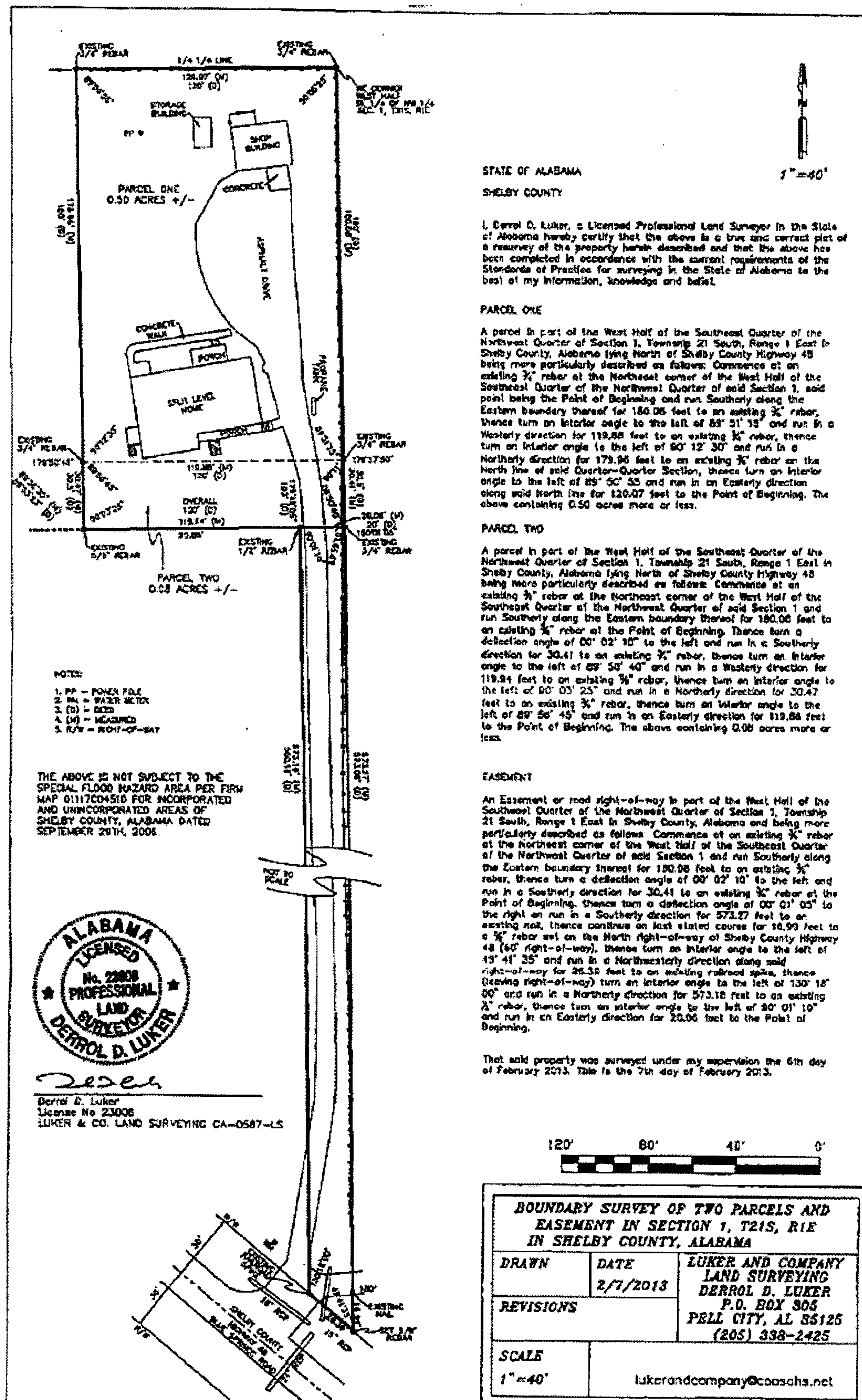
20140305000060000 3/6 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/05/2014 11:00:03 AM FILED/CERT

**Exhibit “A”**

***[See following page.]***



20140305000060000 4/6 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/05/2014 11:00:03 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 Jeannie Johnson Grantee's Name Nationstar Mortgage LLC  
Mailing Address c/o Crowson, Morrison & Spann, LLC Mailing Address 2728 N. Harwood  
101 North Main Street Dallas, TX 75201  
Columbianna, AL 35051  
Property Address 3711 Blue Springs Road Date of Sale February 18, 2014  
Wilsonville, AL Total Purchase Price \$                       
35186 or  
Actual Value \$ 1  
or  
Assessor's Market Value \$ 95,760.00

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 tax assessor

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 2/24/14  
Unattested

(verified by)

Print Amelia K. Steindorff  
Sign Amelia K. Steindorff  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-

20140305000060000 6/6 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/05/2014 11:00:03 AM FILED/CERT