


WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311


20140311000067590 1/6 \$32.00
Shelby Cnty Judge of Probate, AL
03/11/2014 12:01:23 PM FILED/CERT

Source of Title LR 20060817000402470 &
Deed Book LR 20070117000025290
Page _____

~~After Recording Return To:~~
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

This Document Prepared By:
RUTH RUHL, P.C.
Ruth Ruhl, Esquire
2801 Woodside Street
Dallas, Texas 75204

Send Tax Notice To:
1001 Semmes Ave. RVW 3054
Richmond, Virginia 23224

13129557
Loan No.: 0258567262
Investor No.: 0258567262

DEED IN LIEU OF FORECLOSURE

State of Alabama §
County of Shelby §

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Steven Mark Gray and Dana Rixman Gray to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc.

dated June 24th, 2011, and recorded in Mortgage Book N/A, Page N/A, Instrument No. 20110718000209120, re-recorded on December 29th, 2011, Instrument No. 2011229000394550 to correct Mortgagor to S. Mark Gray and Dana R. Gray as Trustees of the S. Mark Gray Family Trust Dated October 22nd, 2003, in the Probate Office of Shelby County, Alabama, and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, S. Mark Gray aka Steven Mark Gray and Dana Rixman Gray aka Dana R. Gray, Trustees of the S. Mark Gray Family Trust, Dated October 22, 2003, 6 Muirfield Villa, Shoal Creek, Alabama 35242, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto SunTrust Mortgage, Inc., whose address is 1001 Semmes Ave. RVW 3054, Richmond, Virginia 23224

(herein referred to as "Grantee"), all of their right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

ASSIGNMENT CHAIN ATTACHED AS EXHIBIT "B" IF APPLICABLE.

Loan No.: 0258567262
Investor No.: 0258567262

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 6 Muirfield Villa, Shoal Creek, Alabama 35242

TAX ID: 037350000070.000

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove.

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 Grantors, 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 therein from intervening claims or liens of third persons, which were junior to the lien of the Mortgage.

And the Grantors do assign, covenant with the said Grantee that he is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, the said, has hereunto set signature and seal this 6th day of December
2013.

S. Mark Gray aka Steven Mark Gray (Seal)
S. Mark Gray aka Steven Mark Gray -Grantor
Dana Rixman Gray aka Dana R. Gray (Seal)
Dana Rixman Gray aka Dana R. Gray -Grantor

S. Mark Gray aka Steven Mark Gray (Seal)
Trustee of the S. Mark Gray Family
Trust, Dated October 22, 2003
Dana Rixman Gray aka Dana R. Gray (Seal)
Trustee of the S. Mark Gray Family
Trust, Dated October 22, 2003

Loan No.: 0258567262
Investor No.: 0258567262

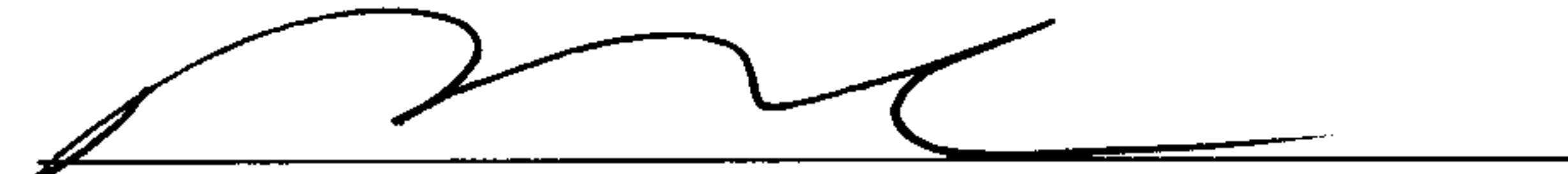
GRANTOR ACKNOWLEDGMENT

State of Alabama §
County of Shelby §

I, Maxwell D. Carter Notary Public [name and style of officer], hereby certify that S. Mark Gray aka Steven Mark Gray and Dana Rixman Gray aka Dana R. Gray and S. Mark Gray aka Steven Mark Gray, Trustee of the S. Mark Gray Family Trust, Dated October 22, 2003 and Dana Rixman Gray aka Dana R. whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of December, A.D. 2013.

(Seal)


Notary Signature

Maxwell D. Carter Maxwell D. Carter
Printed Name Notary Public
My Commission Expires 7-07-2014
Notary Public
Style of Officer

EXHIBIT "A"

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA;
LOT 57, ACCORDING TO THE MAP OF THE SHOAL CREEK SUBDIVISION, AS RECORDED
IN MAP BOOK 6, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

TAX ID NO: 037350000070.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: STEVEN M. GRAY AND DANA R. GRAY
GRANTEE: S. MARK GRAY AND DANA R. GRAY AS TRUSTEES OF THE S. MARK
GRAY FAMILY TRUST, DATED OCTOBER 22, 2003
DATED: 12/31/2006
RECORDED: 01/17/2007
DOC#/BOOK-PAGE: 20070117000025290

ADDRESS: 6 MUIRFIELD VLG , SHOAL CREEK, AL 35242



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EXHIBIT "B" - ASSIGNMENT CHAIN

Said Mortgage was assigned as follows:

(1) To SunTrust Bank


by assignment dated N/A, and recorded on February 15th, 2013 in Book N/A
Page N/A, Instrument No. 20130215000066400 in the Probate Office of Shelby
County, Alabama.

(2) Corrective Assignment To SunTrust Bank

by assignment dated December 4th, 2013, and recorded simultaneously herewith.

(3) To SunTrust Mortgage, Inc.

by assignment dated December 4th, 2013, and recorded simultaneously herewith.


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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 Steven Gray & Dana Gray
Mailing Address 107 Carnoustie
Shoal Creek, AL

Grantee's Name SunTrust Mortgage, Inc
Mailing Address 1001 Semmes Ave,
RVW 2054
Richmond, Virginia 23224

Property Address 6 Muirfield Village
Shoal Creek, AL 35242

Date of Sale 12-6-2013

Total Purchase Price \$ _____

or

Actual Value \$ 1,206,428.03

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 2-11-14

Print NANCY A COPE

Unattested _____

(verified by)

Sign Nancy A Cope

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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