

20140325000083000 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/25/2014 11:23:35 AM FILED/CERT

PREPARED BY:
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CROSS REFERENCE: Instrument No:
2004112000648180, SHELBY COUNTY,
AL RECORDS

Grantor: Imogene Hare
607 Gable Dr.
Birmingham, AL 35244
770-234-9181

Grantee: Federal Home Loan Mortgage Corporation
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254
800-446-8939

Assessors Market Value: \$88,500.00

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Alabama
COUNTY OF Jefferson

THIS INDENTURE, this 28 day of August, 2013 between **Imogene Hare**, as party of the first part, hereinafter called Grantor, and **Federal Home Loan Mortgage Corporation**, 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 Grantor 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:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated November 22, 2004 from Imogene Hare to Mortgage Electronic Registration Systems, Inc. as nominee for Troy Bank and Trust, recorded in Instrument No: 2004112000648180, Shelby County, Alabama Probate Office.

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 Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares 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 Grantor 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 Grantor has signed and sealed this deed, the day and year above written.



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Signed, sealed and delivered in the presence of:

Imogene Hare
Imogene Hare

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Imogene Hare, whose name is signed to the foregoing instrument and who is known to me, who acknowledged before me this date that being informed of the contents thereof, she executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 28th day of
August 20 13.

Linda Rickmon
NOTARY PUBLIC

My Commission expires: _____


Linda Rickmon
Notary Public - State of Alabama
County of Jefferson
My Commission Expires 4/12/2015



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EXHIBIT "A"

Unit 607, Building 6, in the Gables, a Condominium, a Condominium located in Shelby County, Alabama as established by the Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733; Real Volume 50, page 327 and in Real Volume 50, page 340 and re-recorded in Real 50, page 942; Real 165, page 578 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241, Real 269, page 270 further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements as set forth in the aforesaid mentioned declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, page 41 thru 44 and amended in Map Book 9, page 135; Map Book 10, page 49 and further amended by Map Book 12, page 50, in the Probate Office of Shelby County, Alabama.


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