


STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

  
20140430000128350 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
04/30/2014 01:45:08 PM FILED/CERT

**DEED IN LIEU OF FORECLOSURE**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note secured by that certain Mortgage executed by Manuel L. McCartney and Patricia Gail Blankenship, unmarried man and unmarried woman, to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Regions Bank dba AmSouth Bank, dated the 21st day of December, 2006, recorded in Instrument Number 20070110000015930, in the Probate Office of Shelby County, Alabama, said mortgage subsequently transferred and assigned to Regions Bank dba Regions Mortgage by instrument recorded in Instrument Number 20131226000490400, in the aforesaid Probate Office; and for other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Manuel L. McCartney, a single man and Gail M. Blankenship aka Patricia Gail Blankenship, a married woman (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Regions Bank dba Regions Mortgage (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:

Lot No. 108, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the North right of way line on 2nd Place and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the map of the dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place 70.09 feet; thence 88 degrees 37 minutes right and run Northeasterly for 80.17 feet; thence 89 degrees 53 minutes 03 seconds right and run Southeasterly for 70.02 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees 05 minutes 27 seconds right and run Southwesterly along said right of way line of Fallon Avenue for 82.00 feet to the point of beginning.

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove and is executed by the aforementioned Grantors.

This property is not the homestead of the Grantors or the Grantor's, Gail M. Blakenship, spouse.

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

And the Grantors do assign and covenant with the said Grantee that they are 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.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature this the 10th day of April, 2014.

Manuel L. McCartney  
Manuel L. McCartney  
By: Gail M. Blankenship aka Patricia  
Gail Blankenship, his Attorney-in-fact

**NOTARY ACKNOWLEDGEMENT**

STATE OF Alabama )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail M. Blankenship aka Patricia Gail Blankenship, whose name as Attorney-in-fact for Manuel L. McCartney, 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 said conveyance, she, in her capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 10th day of April, 2014.

Alvin Harris  
NOTARY PUBLIC  
My Commission Expires May 12, 2015

My Commission Expires: \_\_\_\_\_



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IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 10th day of April, 2014.

Patricia Gail Blankenship P.O.A.  
Gail M. Blankenship aka Patricia Gail  
Blankenship

**NOTARY ACKNOWLEDGEMENT**

STATE OF Alabama )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail M. Blankenship aka Patricia Gail Blankenship, a married woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 10th day of April, 2014.

Alvin Harris  
NOTARY PUBLIC

**My Commission Expires May 12, 2015**  
My Commission Expires: \_\_\_\_\_

This Instrument Prepared By:  
Ginny Rutledge, Esq.  
Sirote & Permutt, P.C.  
P.O. Box 55727  
Birmingham, AL 35255-5727



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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 Manuel L. McCartney  
Patricia Gail Blankenship

Grantee's Name Regions Bank dba Regions  
Mortgage  
c/o Regions Bank dba Regions  
Mortgage

Mailing Address 21 Saxon Lane  
Calera, AL 35040

Mailing Address 7130 Goodlett Farms Parkway  
Cordova, TN 38016

Property Address 604 9th Court SW  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 4-10-2014

Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 40,000.00  
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 Foreclosure Bid Price  
☐ 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.


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 4-29-2014

Print Katherine Cousins Randolph, foreclosure  
specialist

☐ Unattested \_\_\_\_\_  
(verified by)

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

  
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