

STATE OF ALABAMA)

SHELBY COUNTY)

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 Jimmy Scott Jenkins and Tina Sue Jenkins, husband and wife, to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated the 27th day of June, 2008, recorded in Instrument Number 20080710000278420, in the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to NRZ Pass Through Trust I, U.S. Bank, National Association, as Trustee by instrument recorded in Instrument Number 20140318000074610, in the aforesaid Probate Office; and for good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Jimmy Scott Jenkins, a single man, and the surviving grantee in that certain survivorship deed recorded in Instrument Number 2000-39173, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto NRZ Pass Through Trust I, U.S. Bank, National Association, as Trustee (herein referred to as "Grantee"), all of his right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Begin at the Southwest corner of Section 9, Township 24 North, Range 13 East; thence run North along the West line of said section and run 459.47 feet; thence turn a deflection angle to the right 95 degrees 09 minutes 45 seconds and run 421.08 feet; thence turn a deflection angle to the right of 84 degrees 48 minutes 58 seconds and run 420.23 feet to a point on the South line of said section 9; thence turn a deflection angle to the right of 89 degrees 56 minutes 57 seconds and run along said section line 419.53 feet back to the point of beginning. Situated in Shelby County, Alabama.

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


Mortgagor, Tina Sue Jenkins, died on or about January 1, 2011. Jimmy Scott Jenkins is the surviving grantee in that certain survivorship deed recorded in Instrument Number 2000-39173, in the Probate Office of Shelby County, Alabama.

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 the Grantor, 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.

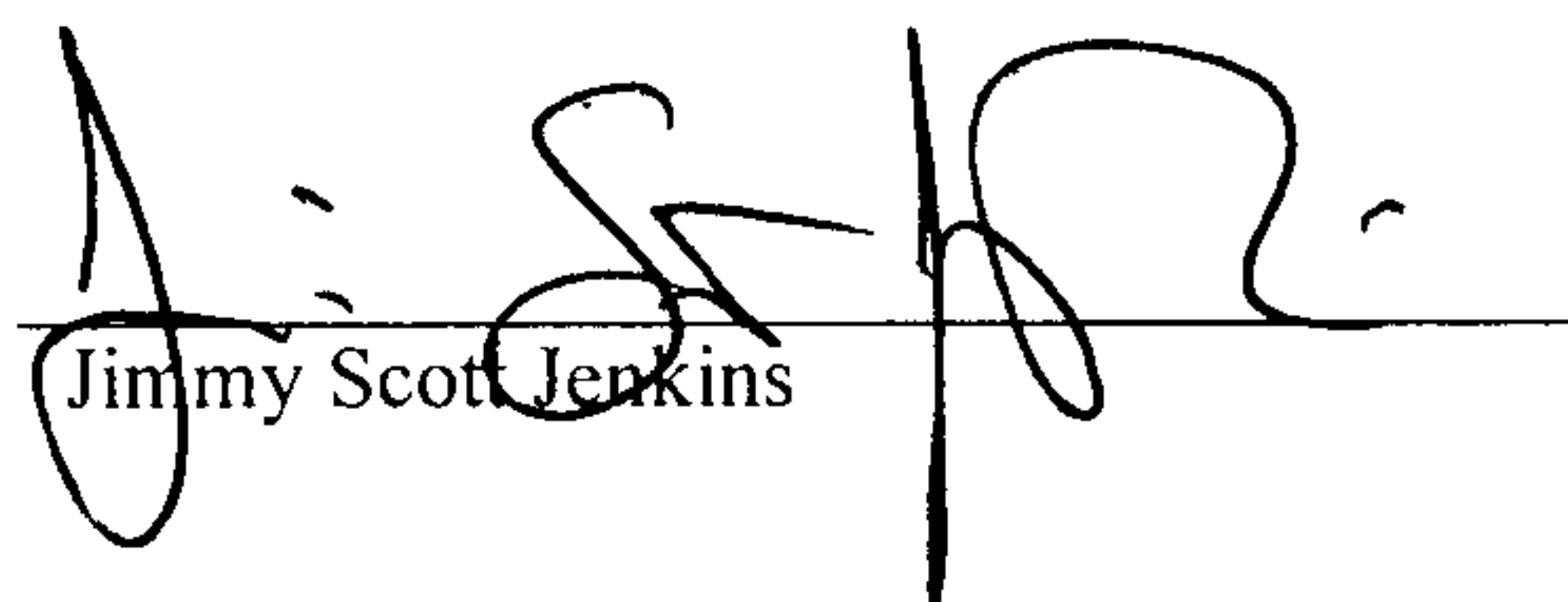
And the Grantor does assign and covenant with the said Grantee that he is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that he has a good right to sell and convey the same as aforesaid; and that he will, and his successors and assigns 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}


20140605000170740 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/05/2014 03:30:00 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 28th day of April, 2014.


Jimmy Scott Jenkins

NOTARY ACKNOWLEDGEMENT

STATE OF Alabama)
Chilton COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Scott Jenkins, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28th day of April, 2014.

Selah McBride
NOTARY PUBLIC

My Commission Expires: 3-8-2018

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


20140605000170740 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/05/2014 03:30:00 PM 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 Jimmy Scott Jenkins

Grantee's Name NRZ Pass Through Trust I, U.S.
Bank, National Association, as
Trustee

Mailing Address 1715 Highway 201
Calera, AL 35040

c/o Rushmore Loan Management
Services LLC
Mailing Address 15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618

Property Address 1715 Highway 201
Calera, AL 35040

Date of Sale 4-28-2014

Total Purchase Price \$

or

Actual Value \$ 169500.00

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 6-4-2014


Print Katherine Cousins Randolph, foreclosure
specialist

Sign Katherine Randolph

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)


20140605000170740 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/05/2014 03:30:00 PM FILED/CERT