



20140707000204040 1/6 \$34.00  
Shelby Cnty Judge of Probate, AL  
07/07/2014 12:20:27 PM FILED/CERT

**Source of Title**

Deed Book 20071210000556820

Page \_\_\_\_\_

**After Recording Return To:**

Old Republic Default Management Services

Attn: Recording Department

500 City Parkway West, Suite 200

Orange, California 92868

**This Document Prepared By:**

RUTH RUHL, P.C.

Ruth Ruhl, Esquire

12700 Park Central Drive, Suite 850

Dallas, Texas 75251

**Send Tax Notice To:**

350 Highland Drive

Lewisville, Texas 75067

14032721

Loan No.: 0596645166

Investor No.: 1705798483

**DEED IN LIEU OF FORECLOSURE**

State of New York §

§

County of Erie §

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Paul Duleck and Karen N. Duleck, husband and wife, as joint tenants to Mortgage Electronic Registration Systems INC. acting solely as nominee for First Educators Credit Union

dated November 21st, 2007, and recorded in Mortgage Book N/A, Page N/A, Instrument No. 20071210000556830 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, Paul Duleck and Karen N. Duleck, husband and wife, as joint tenants with rights of survivorship, 133 Churchill Dr., Maylene, Alabama 35114

, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Federal National Mortgage Association, whose address is 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892

(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.: 0596645166  
Investor No.: 1705798483

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

COMMONLY KNOWN AS: 133 Churchill Dr., Maylene, Alabama 35114

TAX ID: 23 2 04 0 006 007.000


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 28 day of May, 2014.

  
Paul Duleck (Seal)  
-Grantor

  
Karen N. Duleck (Seal)  
-Grantor

\_\_\_\_\_  
(Seal)  
-Grantor

\_\_\_\_\_  
(Seal)  
-Grantor



Loan No.: 0596645166  
Investor No.: 1705798483

### GRANTOR ACKNOWLEDGMENT

State of New York §  
County of Erie §

I, Omar M. Hassan, Notary Public [name and style of officer], hereby certify that  
Paul Duleck and Karen N. Duleck

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 28 day of May 2014, A.D.

(Seal) OMAR M. HASSAN  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01HA6272064  
My Commission Expires Nov. 13, 2016

[Signature]  
Notary Signature  
Omar Hassan  
Printed Name  
Notary Public  
Style of Officer





**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA  
TO-WIT:

LOT 206, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR  
2, PHASE 5, AS RECORDED IN MAP BOOK 28, PAGE 91, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 23 2 04 0 006 007.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: ALBERT L. GRADY AND KIMBERLY A. BEISSER-GRADY, HUSBAND  
AND WIFE

GRANTEE: PAUL DULECK AND KAREN N. DULECK AS J/T/R/S

DATED: 11/21/2007

RECORDED: 12/10/2007

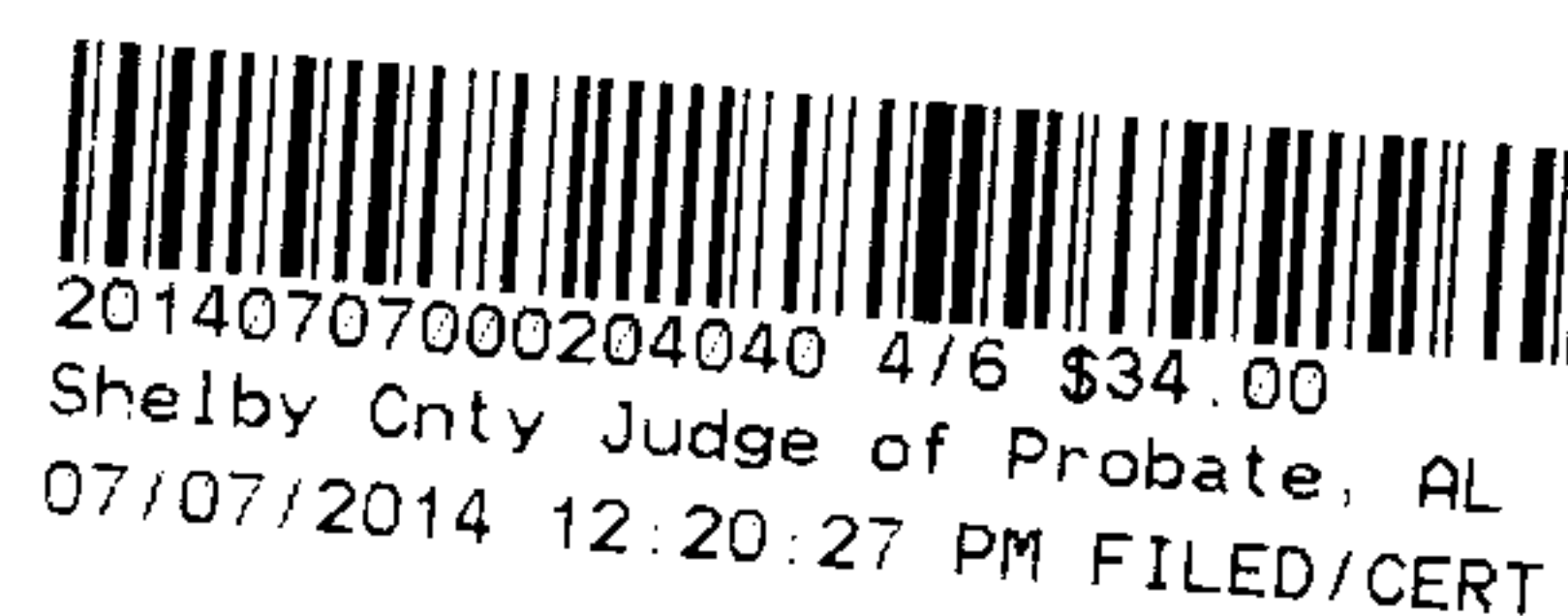
DOC#/BOOK-PAGE: 20071210000556820

SPECIFIC POWER OF ATTORNEY FOUND IN INSTRUMENT NO: 20071210000556810,

REC-DATE: 12/10/2007.

RESTRICTIONS FOUND IN INSTRUMENT NO: 2001-29019, REC-DATE: 07/12/2001.

ADDRESS: 133 CHURCHILL DR , MAYLENE, AL 35114



## EXHIBIT "B" - ASSIGNMENT CHAIN

Said Mortgage was assigned as follows:

(1) To Nationstar Mortgage, LLC

by assignment dated May 23, 2014, and recorded ~~herewithin~~ <sup>herewith</sup> in Book N/A  
Page N/A, Instrument No. N/A 20140707 000 204010 in the Probate Office of Shelby  
County, Alabama.

(2) To Federal National Mortgage Association

by assignment dated May 27, 2014, and recorded ~~herewithin~~ <sup>herewith</sup> in Book N/A  
Page N/A, Instrument No. N/A in the Probate Office of Shelby  
County, Alabama. 20140707000204030

(3) To N/A

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



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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 Paul Duleck  
Mailing Address Karen N. Duleck  
133 Churchill Dr.  
Maylene, AL 35114

Grantee's Name Federal National Mortgage  
Mailing Address Association  
3900 Wisconsin Ave., NW  
Washington, DC 20016

Property Address 133 Churchill Dr.  
Maylene, AL 35114

Date of Sale 05/28/2014

Total Purchase Price \$ 152,224.83

or

Actual Value

\$

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

Deed in Lien of Foreclosure

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 any

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 4-22-14

Print

Paul Duleck

Unattested

Sign

Paul Duleck

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-