


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

Send Tax Notice to:
Select Portfolio Servicing, Inc
3815 SW Temple
Salt Lake City, UT 84115

STATE OF ALABAMA)

SHELBY COUNTY)


20140804000240250 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/04/2014 11:42:05 AM 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 and Mortgage executed by Teresa K. Tucker, an unmarried woman to Mortgage Electronic Registration Systems, Inc. solely as nominee for Nationpoint, a Division of National City Bank dated the 16th day of October, 2006, recorded the 3rd day of November, 2006 in Instrument Number 20061103000542250 in the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. Successor Trustee to LaSalle Bank, N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 recorded in Instrument Number 20120312000084410 and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Teresa K. Tucker, an unmarried woman** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18** (herein referred to as "Grantee"), all of her right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Lot Two (2), according to the Survey of Deer Springs Estates, as recorded in
Map Book 5, Page 38 in the 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 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 she is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that she has good right to sell and convey the same as aforesaid; and that she will, and her 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 Grantor has hereunto set their signature this the 16th day of May, 2014.



Teresa K. Tucker

NOTARY ACKNOWLEDGEMENT

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa K. Tucker, 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 16th day of May, 2014.


NOTARY PUBLIC

My Commission Expires: 8/14/16



20140804000240250 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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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	<u>Teresa K. Tucker</u>	Grantee's Name	<u>U.S. Bank National Association, as Trustee</u>
			<u>c/o Select Portfolio Servicing, Inc.</u>
Mailing Address	<u>2810 Inverness Cliffs</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>3815 SW Temple</u> <u>Salt Lake City, UT 84115</u>
	_____		_____
Property Address	<u>3870 Hwy 11</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>N/A</u>

		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ <u>Deedin Lieu of Foreclosure</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Deed in Lieu of Foreclosure</u>
<input type="checkbox"/> 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 August 1, 2014

____ Unattested

(verified by)

Print Gregg Danielson, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one