

This instrument prepared by:
Rebecca Redmond, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255

Send Tax Notice to:
Household Finance Corporation of Alabama
636 Grand Regency Blvd
Brandon, FL 33510

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 Kenneth W. Snider and Teresa B. Snider, husband and wife, to Household Finance Corporation of Alabama dated the 24th day of February 2003, recorded in Instrument Number 20030305000132540 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, Kenneth W. Snider and Teresa B. Snider, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell and convey to Household Finance Corporation of Alabama (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 19, according to the Survey of Old Towne Forest, First
Addition as recorded in Map Book 9, page 170 in the Probate
Office of Shelby County, Alabama.

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

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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 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.

Grantors and Grantee agree that this Deed in Lieu of Foreclosure and the transactions contemplated herein are a mutual, full, and complete settlement, discharge and release of Grantors and Grantee's claims relating to the mortgage, including, without limitation, their rights and obligations with respect to the rescission of the mortgage pursuant to the Truth-In-Lending Act, Federal Reserve Regulation Z, or any other applicable law; and Grantors further acknowledge that they have elected to proceed with this Deed in Lieu of Foreclosure and the transactions contemplated herein in lieu of any other rights or actions that they might pursue with respect to rescission either now or in the future.

TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Kenneth W. Snider and Teresa B. Snider, have hereunto set signature and seal this the 28 day of July, 2014.

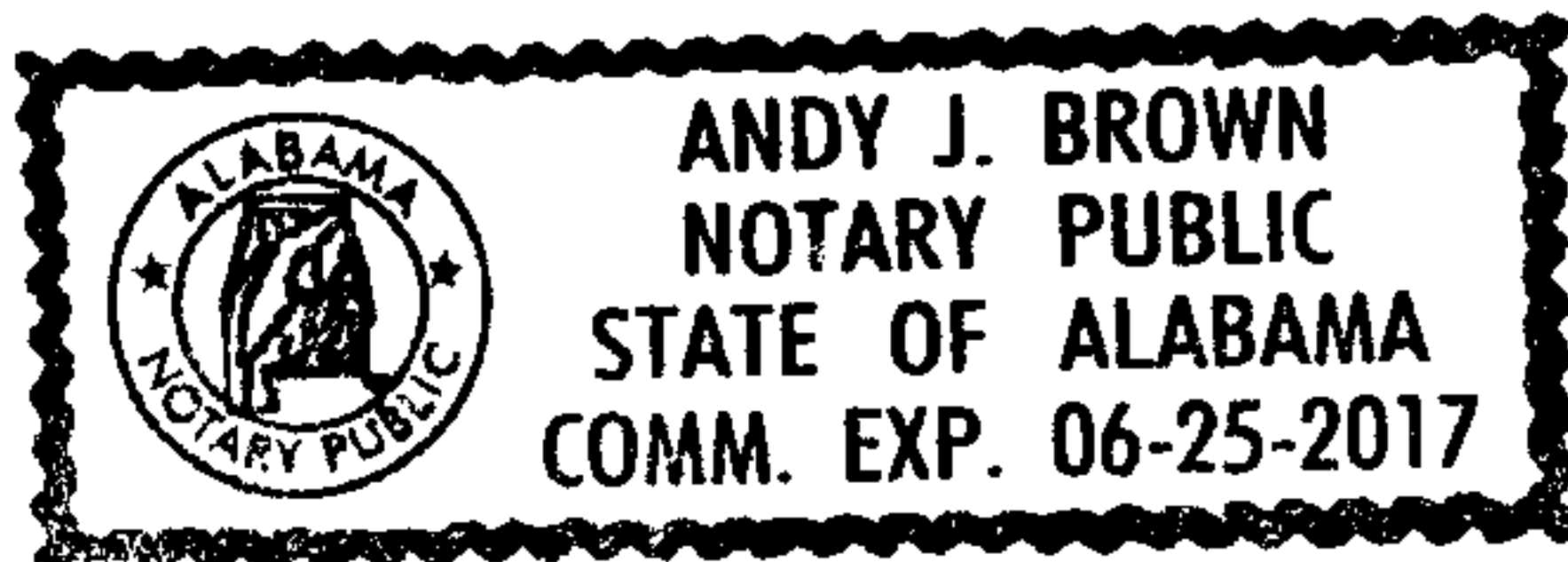
Kenneth W. Snider
Kenneth W. Snider

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Kenneth W. Snider, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date 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 seal on this 28 day of July, 2014.

Andy J. Brown
NOTARY PUBLIC
My Commission Expires: 6-25-17

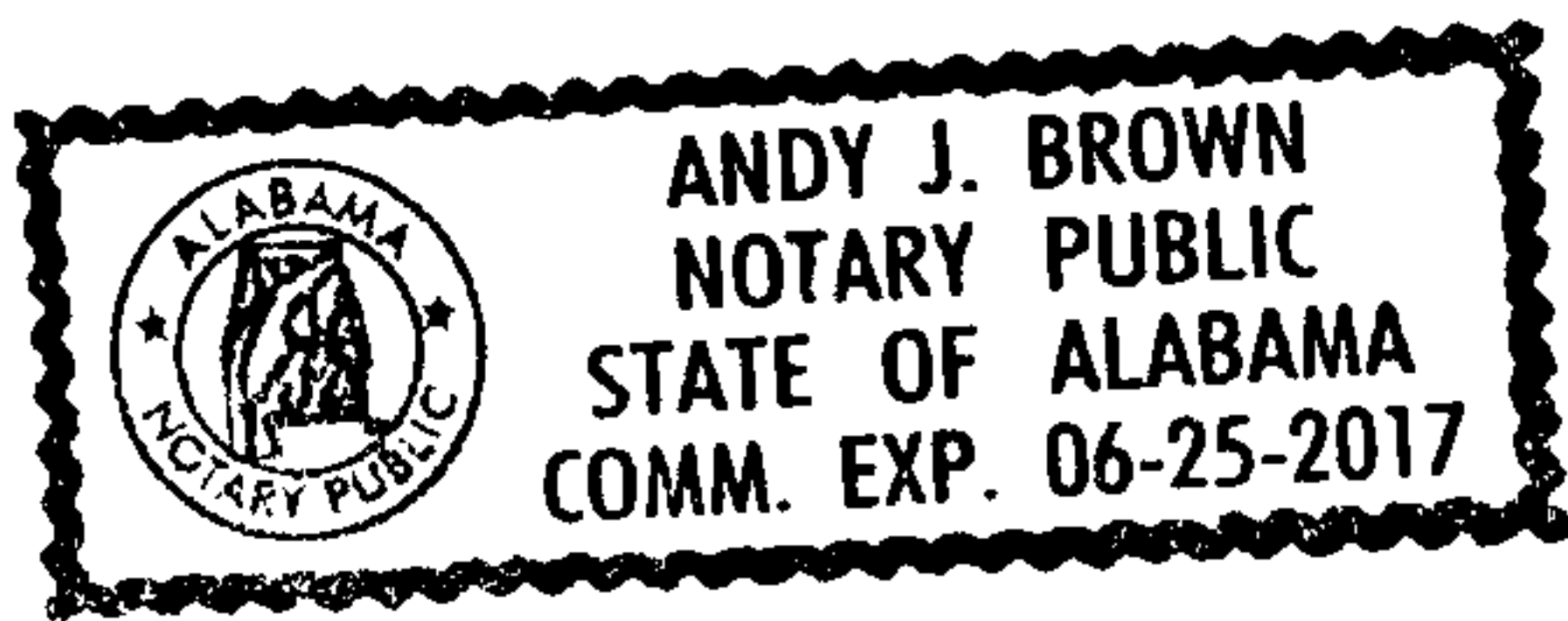


STATE OF Alabama)
COUNTY OF Shelby)

Teresa B Snider
Teresa B. Snider

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Teresa B. Snider, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date 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 seal on this 28 day of July, 2014.



Andy J. Brown
NOTARY PUBLIC
My Commission Expires: 6-25-17

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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>Kenneth W. Snider</u> <u>Teresa B. Snider</u>	Grantee's Name	<u>Household Finance Corporation of</u> <u>Alabama ("HSBC")</u> <u>c/o HSBC</u>
Mailing Address	<u>2027 Oscar Braford Road</u> <u>Hayden, AL 35079</u> _____	Mailing Address	<u>Attention: Tanya Wood</u> <u>636 Grand Regency</u> <u>Boulevard</u> <u>Brandon, FL 33510</u> _____
Property Address	<u>533 Olde Town Lane</u> <u>Alabaster, AL 35007</u> _____ _____	Date of Sale	<u>N/A</u>
		Total Purchase Price	\$ _____ or Actual Value \$ <u>117,100.00</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 13, 2014


Print Gregg Danielson, foreclosure specialist

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one


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