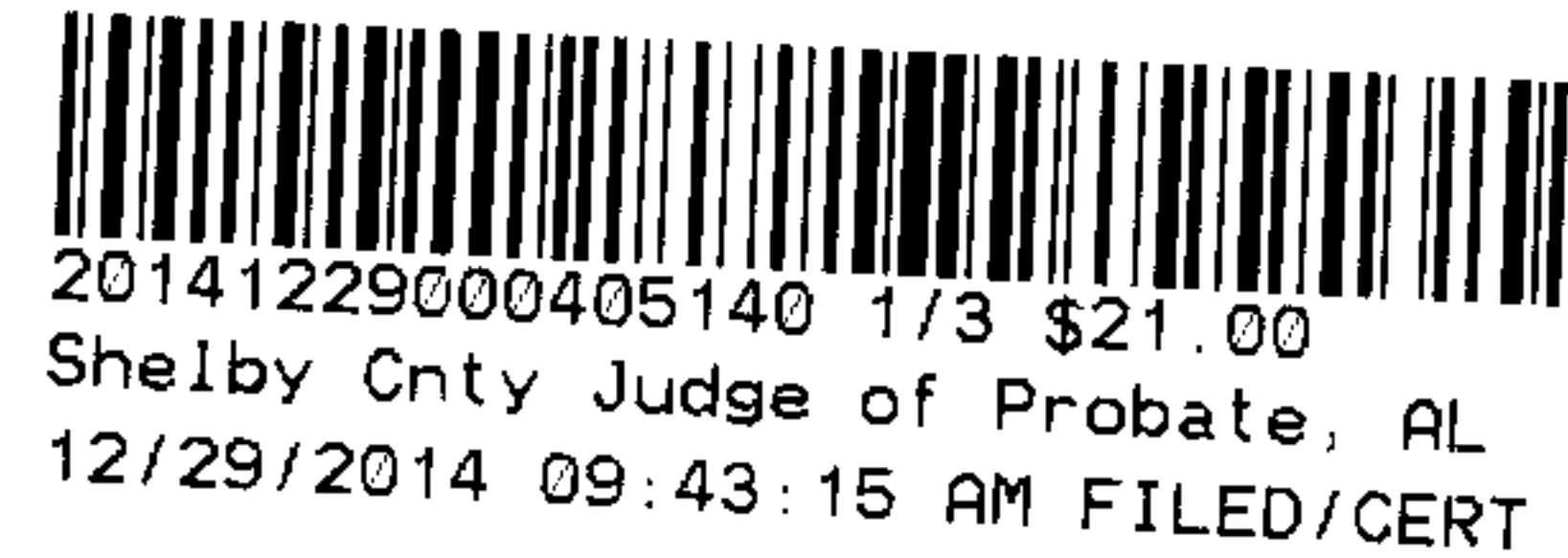


This document prepared by:
The Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:

DEED IN LIEU OF FORECLOSURE



State of Alabama)
)
County of Shelby)

This indenture made and entered into on the date shown herein below, by and between, Fernando Castillo, hereinafter known as Grantor, and A.R. Burroughs and Olivia Burroughs, hereinafter known as Grantees,

That, Whereas, a mortgage was executed by Grantor to Grantees on October 15, 2010, to secure the indebtedness of Seventy Six Thousand Five Hundred Dollars and 00/100 (\$76,500.00), and recorded in Instrument # 20101018000346530, in the Probate Office of Shelby county, Alabama,

Whereas, said indebtedness is due and payable, and the Grantor is unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same,

Now, Therefore, in consideration of the premises, and in further consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the Grantor by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, the Grantor has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Parcel I:

Begin at the NE corner of the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South along said ¼ ¼ Section line for a distance of 677.69 feet to the point of beginning; thence continue along last described course for a distance of 15.00 feet to the NE corner of Lot 10, Pope Subdivision of Shady Grove as recorded in Map Book 4 Page 32, Shelby County, Alabama; thence turn an angle to the right of 90 degrees 48 minutes and run along the North line of Lots 10 and 9 for a distance of 602.42 feet to the NW corner of Lot 9; thence turn an angle to the right of 90 degrees 00 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes and run along the center line of Pope Road for a distance of 154.03 feet to a point on the South right of way of a road; thence turn an angle to the right of 137 degrees 48 minutes and run along said right of way for a distance of 167.48 feet; thence turn an angle to the right of 72 degrees 00 minutes for a distance of 196.12 feet;

thence turn an angle to the right of 60 degrees 12 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 462.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II :

Lots 9 and 10, Block 1, according to the Map of Pope's Subdivision of Shady Grove, as recorded in Map Book 4 Page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO any and all easements, encroachments, rights of way and restrictions of record.

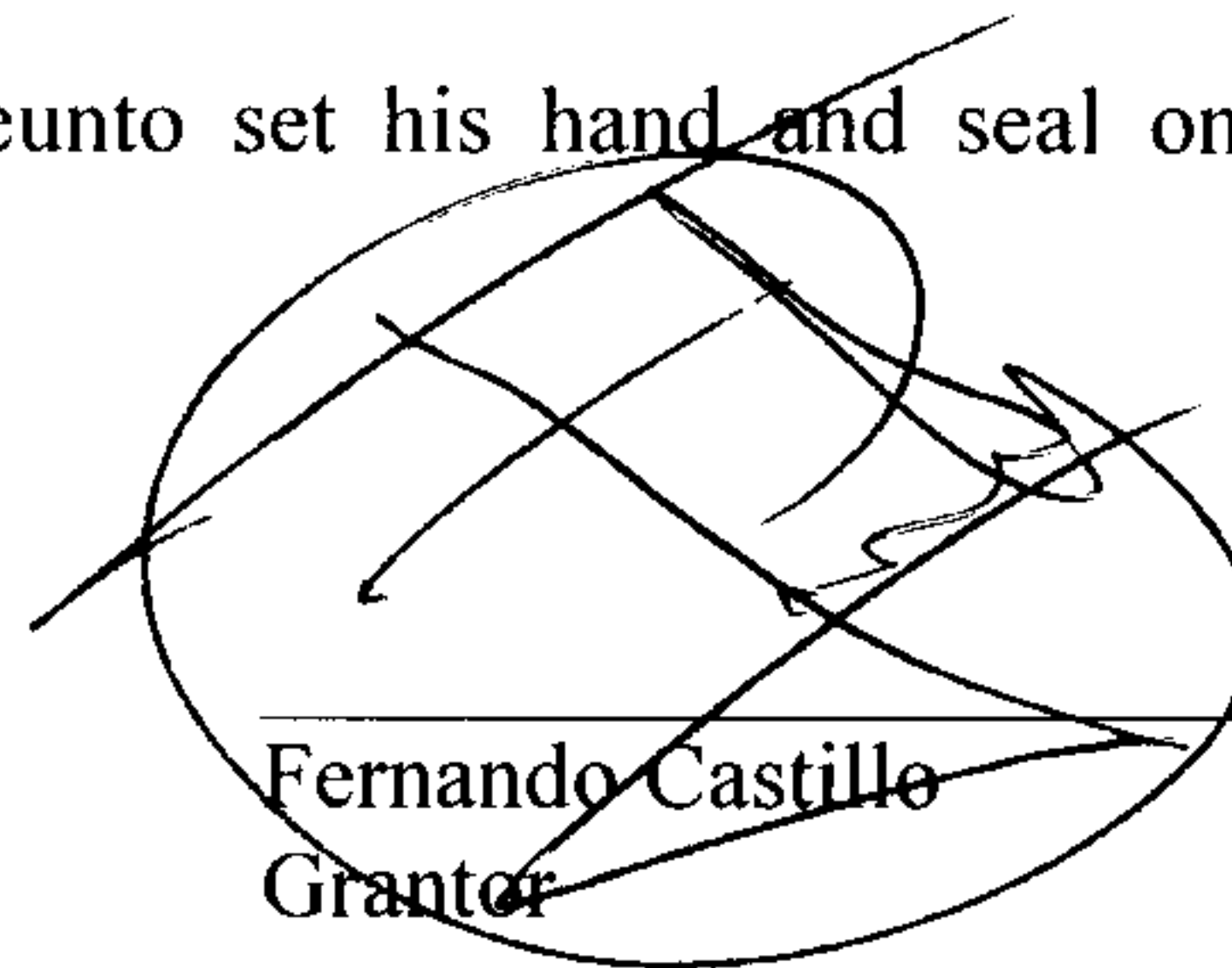
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

This property is not the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, in fee simple, forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this the 23rd day of December, 2014.



Fernando Castillo
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)


20141229000405140 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/29/2014 09:43:15 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fernando Castillo, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 23rd day of December, 2014.



NOTARY PUBLIC

My Commission Expires 8-25-15

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Fernando Castillo
Mailing Address 169 Lake Terrace
Alabaster AL 35007

Grantee's Name A.R. Burroughs
Mailing Address 3419 Highway 31 So
Peckham AL 35124

Property Address 108 Oliver St
Peckham AL 35124

Date of Sale 12/23/14
Total Purchase Price \$ ~~68,580~~

or
Actual Value \$ _____

or
* Assessor's Market Value \$ 68,580



20141229000405140 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/29/2014 09:43:15 AM FILED/CERT

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
☐ 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.

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 available.

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 12/29/14

Print A. R. Burroughs

Unattested
(verified by)

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