


Send Tax Notice To:
Freddie Mac
8200 Jones Branch Drive
McLean, VA22102-3110


20150305000068500 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/05/2015 10:58:09 AM FILED/CERT

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 Carlos G. Warren and Jenny L. Warren, husband and wife, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for New South Federal Savings Bank, dated the 7th day of April, 2006, recorded in Instrument Number 20060413000173240, in the Probate Office of Shelby County, Alabama; said mortgage transferred and assigned to Wells Fargo Bank, N.A. in Instrument Number 20100618000194500 in the aforesaid probate office; and for other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Carlos G. Warren and Jenny L. Warren, husband and wife (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation (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 38, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in
Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama,
Mineral and mining rights excepted.

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

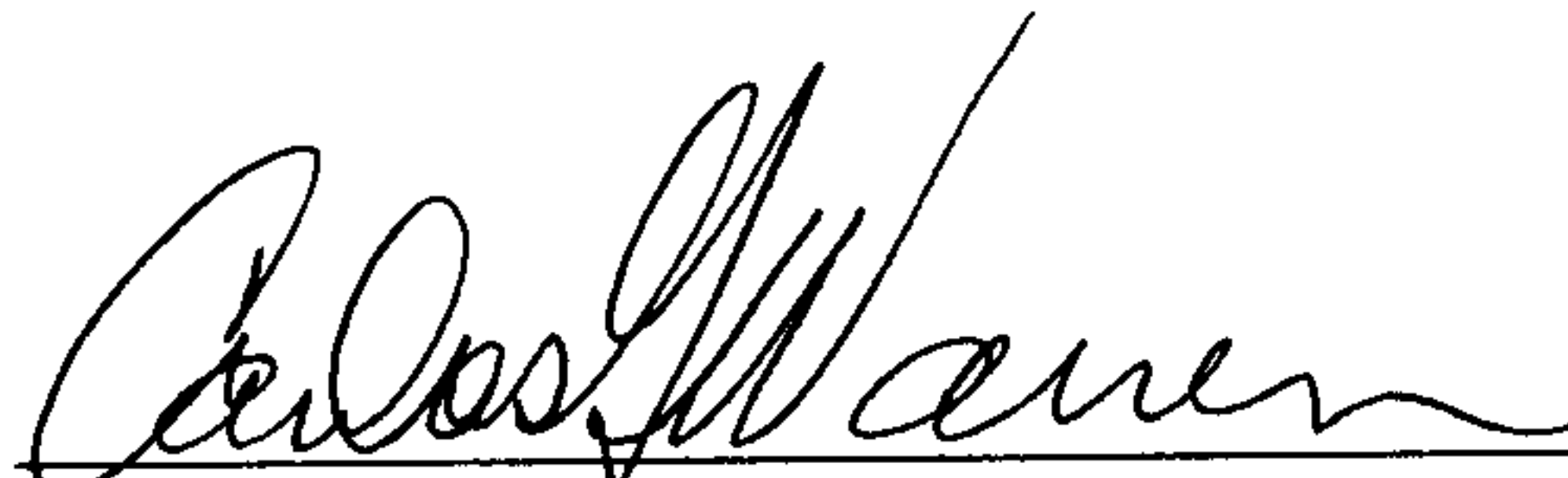
It is understood and agreed that the lien and title of the Mortgage referred to hereinabove shall be merged in the title hereby conveyed ONLY in the event of the full effectiveness of this conveyance, according to the terms and provisions expressed herein, and that, if for any reason, this conveyance 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 herein from intervening claims or liens of third persons, which were junior to the lien of the Mortgage.

And the Grantors do assign and covenant with the 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.

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

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 30 day of JANUARY, 2015.


Carlos G. Warren



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NOTARY ACKNOWLEDGEMENT

STATE OF North Carolina)
Camden COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos G. Warren, a married 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 30 day of January, 2015.



NOTARY PUBLIC

My Commission Expires: 06-21-2019



IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 30th day of January, 2015.

Jenny L. Warren
Jenny L. Warren



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NOTARY ACKNOWLEDGEMENT

STATE OF North Carolina)
Cumberland COUNTY)

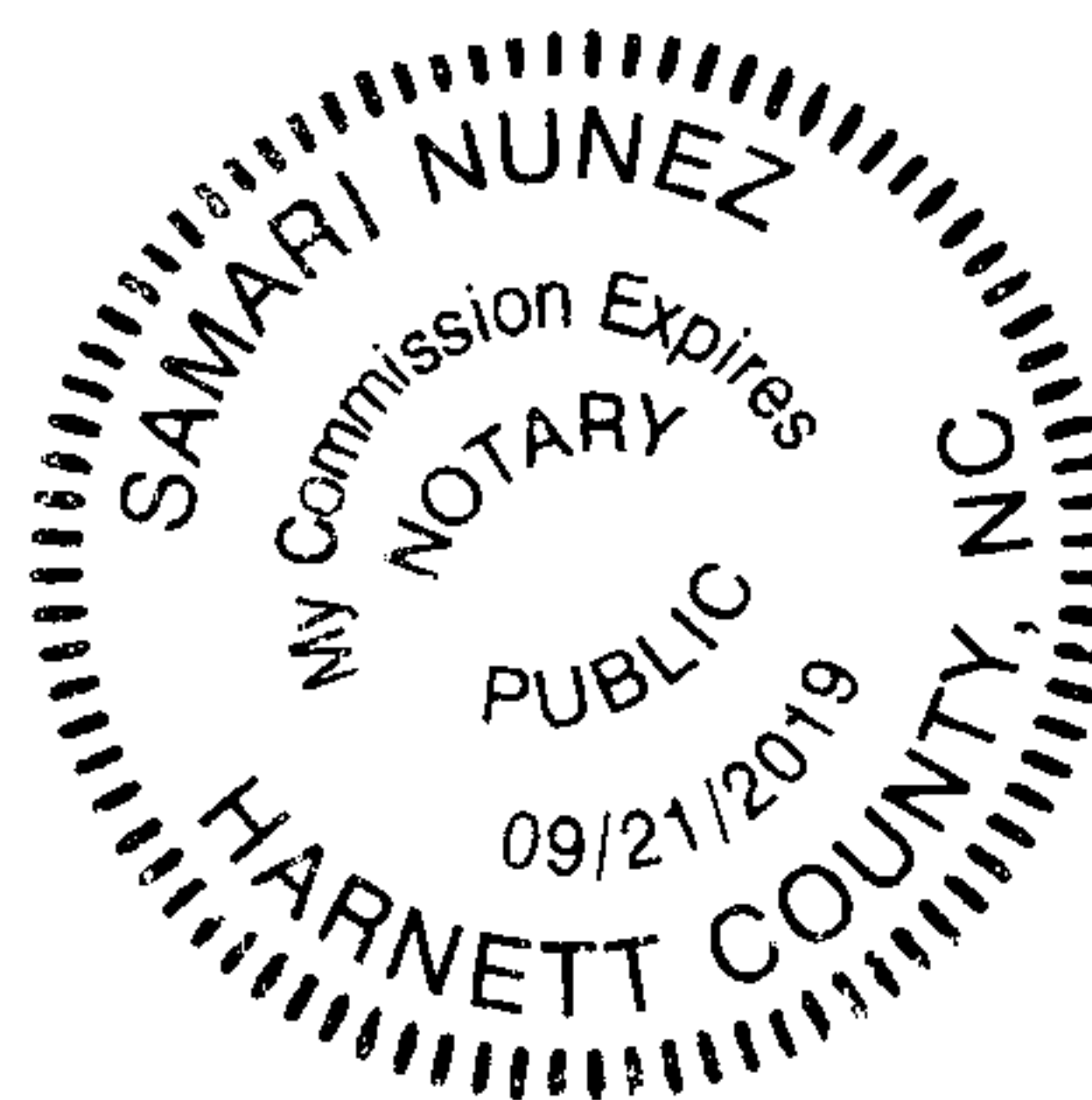
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jenny L. Warren, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30 day of January, 2015.

[Signature]
NOTARY PUBLIC

Comm Exp 9-21-2019

This Instrument Prepared By:
Elizabeth C. Loefgren Esq.
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, AL 35255-5727
Sirote File 171265



Real Estate Sales Validation Form

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

Grantor's Name Carlos G. Warren and Jenny L. Warren
Mailing Address 245 Rock Harbor Lane
Spring Lake, NC 28390

Grantee's Name Federal Home Loan Mortgage Corporation
Mailing Address 8200 Jones Branch Drive
McLean, VA 22102-3110

Property Address 176 Grove Hill Dr
Alabaster, AL 35007

Date of Sale 01/30/2015

Total Purchase Price

or

Actual Value \$ 169,000.00

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 _____
☐ 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.

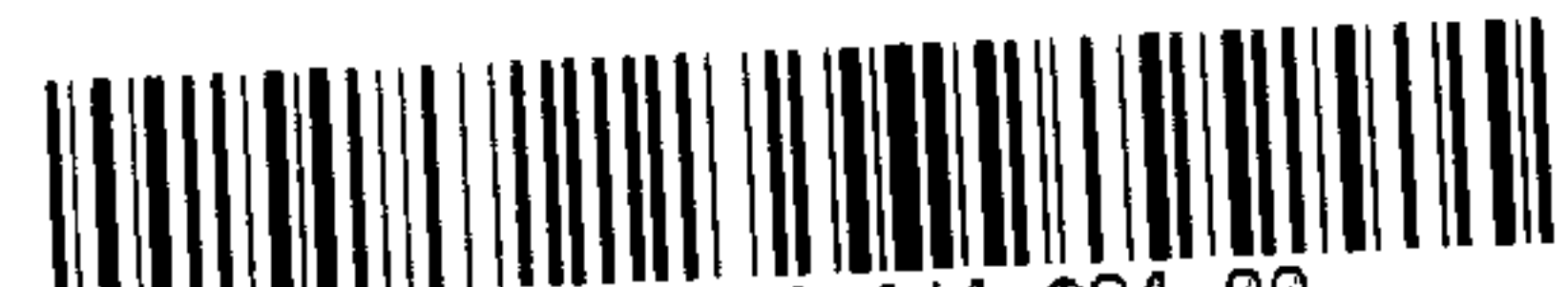
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-3-15

Print Amy Spurlock Allen, Foreclosure Specialist

Sign 
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested _____
(verified by)


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