

**THIS INSTRUMENT PREPARED BY:**

Spina & Lavelle, P. C.  
One Perimeter Park South  
Suite 400N  
Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**

Green Tree Servicing LLC.  
4250 North Freeway  
Fort Worth, TX 76137

**STATE OF ALABAMA     )**  
**)**  
**SHELBY COUNTY         )**

**DEED IN LIEU OF FORECLOSURE**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned grantors, Kyle Carlton, a single man and Erin Holloman, a single woman (herein referred to as "Grantor"), hereby grant, bargain, sell and convey unto the Grantee, Federal National Mortgage Association (herein referred to as "Grantee"), all that certain property situated in Shelby County, Alabama, as more particularly described in Exhibit A, which is attached hereto and made a part hereof.

This is a deed in lieu of foreclosure. It is the intention of the Grantor and the Grantee that this deed and the effect of the conveyance evidenced hereby, shall be governed by, and interpreted according to, the provisions of Sections 35-10-50 & 51 of the Code of Alabama 1975. Without limiting the generality of the foregoing sentence, the Grantor and Grantee agree that this deed shall have the effect of transferring absolute title to the above described property to the Grantee free of any statutory or equitable right of redemption in the Grantor or anyone claiming by or through the Grantor. It is the further intention of the Grantor and Grantee that the lien created by that certain mortgage from Grantor to Mortgage Electronic Registration Systems, Inc. solely as nominee for American Mortgage Express Corp. ("Grantee") dated April 28, 2006, and recorded in Instrument Number 20060504000210910, in the Office of the Judge of Probate of Shelby County, Alabama, will not merge into the fee acquired by the Grantee pursuant to this deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting said merger or releasing said mortgage and duly records same.

**TO HAVE AND TO HOLD** to Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion. Grantor Kyle Carlton and Erin Holloman, does for themselves and their heirs and legal representatives covenant with Grantee, that they are lawfully seized in fee simple of said real estate, that it is free of all encumbrances (excepting the mortgage described above and any other matters set forth on Exhibit "A") that they have good right to sell and convey the same as aforesaid to Federal National Mortgage Association and that Grantor shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has hereto set his signature and seal, this the 2nd day of March, 2015.

20150310000074040 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/10/2015 01:33:25 PM FILED/CERT

GRANTOR:

Kyle Carlton  
Kyle Carlton

STATE OF Mississippi )  
Rankin COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyle Carlton, 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 the instrument, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of March, 2015.



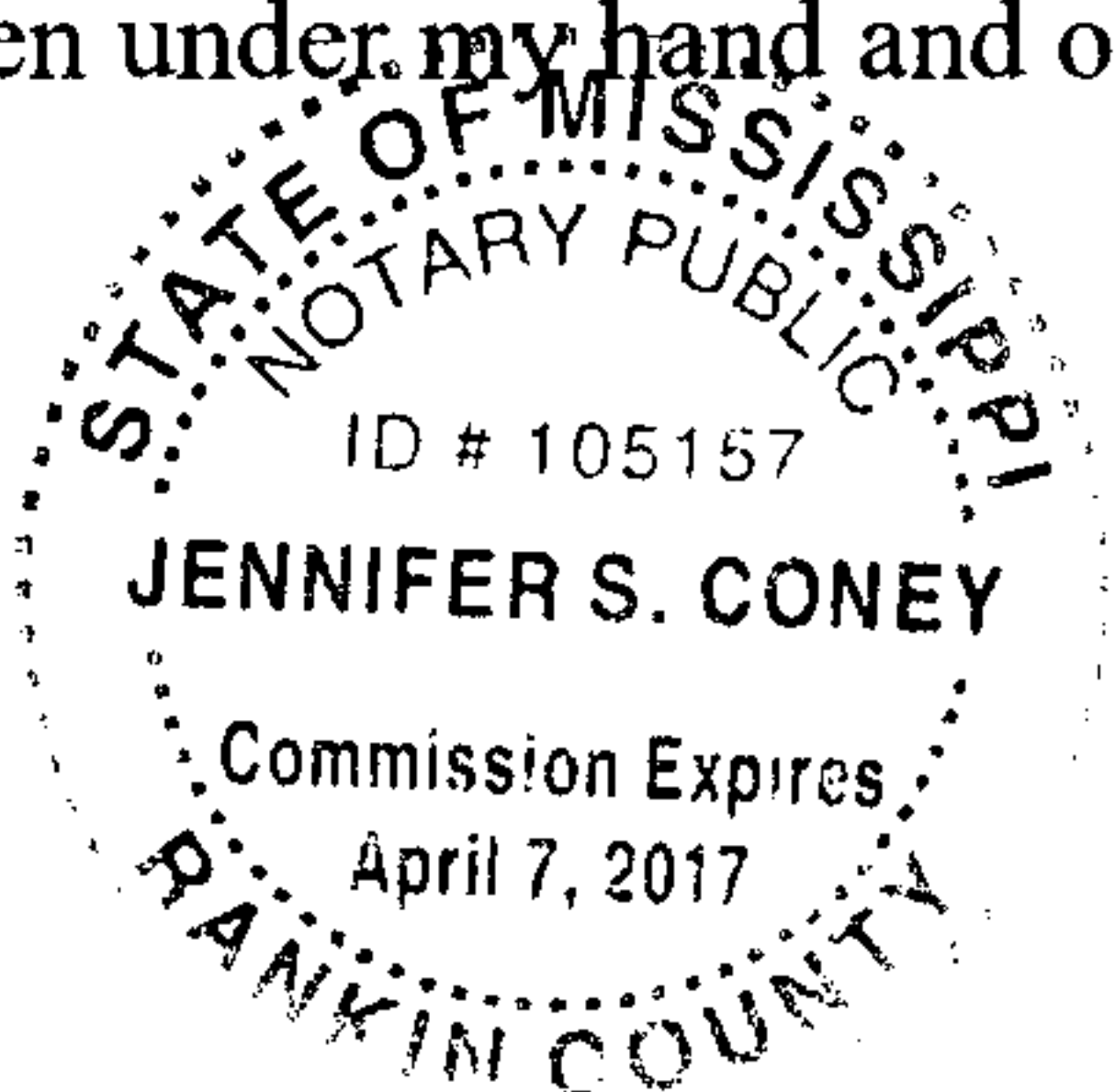
Jessica Sullivan  
NOTARY PUBLIC  
My Commission Expires: 8/1/2017

Erin Holloman Carlton  
Erin Holloman

STATE OF Mississippi )  
Rankin COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Erin Holloman, 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 the instrument, she executed the same voluntarily as her act on the day the same bears date.

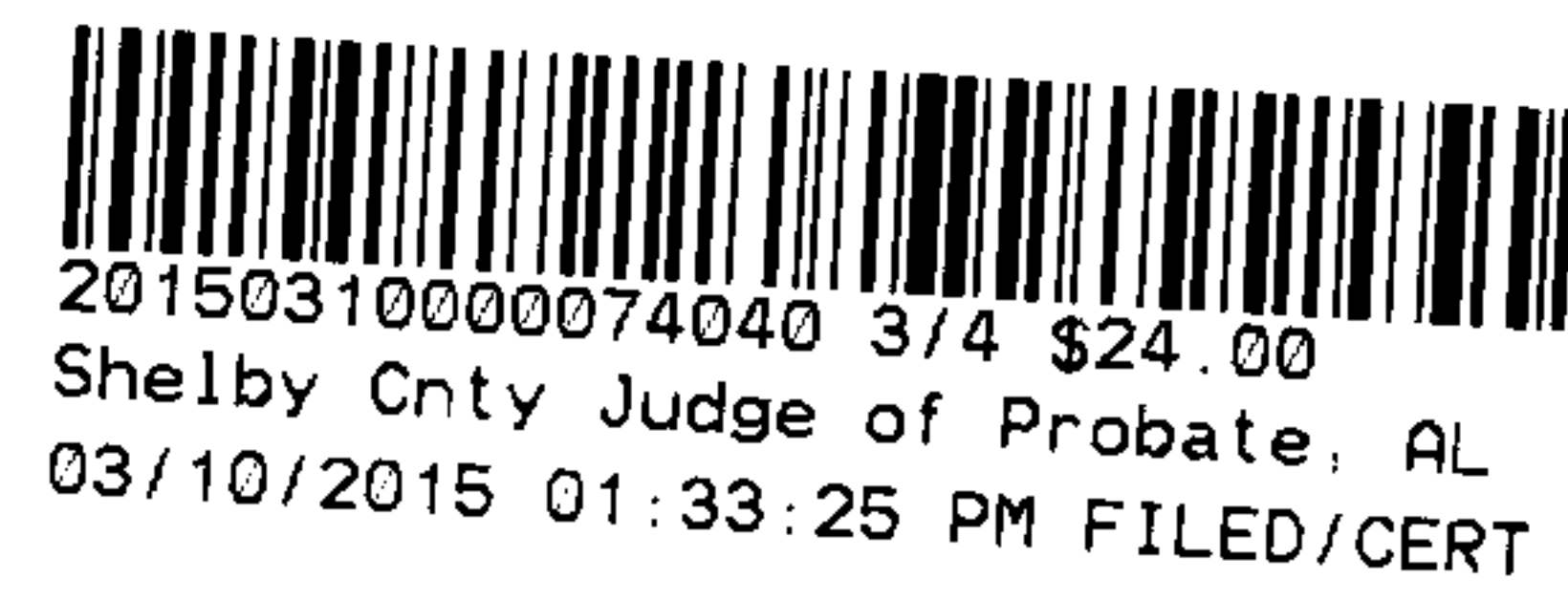
Given under my hand and official seal this 2nd day of March, 2015.



Jennifer S. Coney  
NOTARY PUBLIC  
My Commission Expires: 4/7/17

EXHIBIT "A"

Lot 94, according to the Survey of Waterford Village Sector 5, Phase 1, as recorded in Map Book 36, Page 16, in the Probate Office of Shelby County, Alabama.





# Real Estate Sales Validation Form

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

Grantor's Name Kyle Carlton and Erin Holloman  
Mailing Address 220 Mandarin Dr.  
Brandon MS 39047

Grantee's Name FNMA  
Mailing Address P O Box 650043  
Dallas TX 75265-0043

Property Address 1200 Village Trail  
Calera AL 35040

Date of Sale 3-2-2015  
Total Purchase Price \$ 95095.84



20150310000074040 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/10/2015 01:33:25 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_  
or  
Actual 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 Foreclosure Deed

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 03-02-2015

Unattested

(verified by)

Spina & Lavelle, P.C.

By: Paul K. Lavelle

Sign: [Signature]

As Attorney for: Green Tree Servicing LLC