

20150709000231810
07/09/2015 11:40:02 AM
FCDEEDS 1/6

Source of Title

Deed Book N/A

Page N/A

Document # 20070817000388770

Document # 20150227000061630

After Recording Return To:

Old Republic Default Management Services

Attn: Recording Department

681 Andersen Drive, Foster Plaza Building 6-

Pittsburgh, Pennsylvania 15220

This Document Prepared By:

RUTH RUHL, P.C.

Ruth Ruhl, Esquire

12700 Park Central Drive, Suite 850

Dallas, Texas 75251

Send Tax Notice To:

11305 Four Points Drive, Building 1, Suite 200

Austin, Texas 78726

01-15018411
Loan No.: 9123042680
Investor No.: 4009305739

DEED IN LIEU OF FORECLOSURE

State of Alabama §

County of Shelby §

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Robert Chester Mumpower and Tami Mumpower, husband and wife as joint tenants with right of survivorship to Mortgage Electronic Registration Systems Inc., acting solely as nominee for Proficio Mortgage Ventures

dated March 15th, 2013, and recorded in Mortgage Book N/A, Page N/A, Instrument No. 201304000140400 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, R. Chester Mumpower aka Robert Chester Mumpower, divorced and not since remarried, 1597 Southpointe Dr., Birmingham, Alabama 35244

, (herein referred to as "Grantors"),

do grant, bargain, sell and convey unto 360 Mortgage Group, LLC, whose address is 11305 Four Points Drive, Building 1, Suite 200, Austin, Texas 78726

(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:

ASSIGNMENT CHAIN ATTACHED AS EXHIBIT "B" IF APPLICABLE.

Loan No.: 9123042680
Investor No.: 4009305739

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 1597 Southpointe Dr., Birmingham, Alabama 35244

TAX ID: 13-3-06-0-001-003.082


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 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 the said Grantee that he is 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.

IN WITNESS WHEREOF, the said, has hereunto set signature and seal this 10 day of June, 2015.

 (Seal)
R. Chester Mumpower aka Robert
Chester Mumpower -Grantor

____ (Seal)
-Grantor

____ (Seal)
-Grantor

____ (Seal)
-Grantor

Loan No.: 9123042680
Investor No.: 4009305739

GRANTOR ACKNOWLEDGMENT

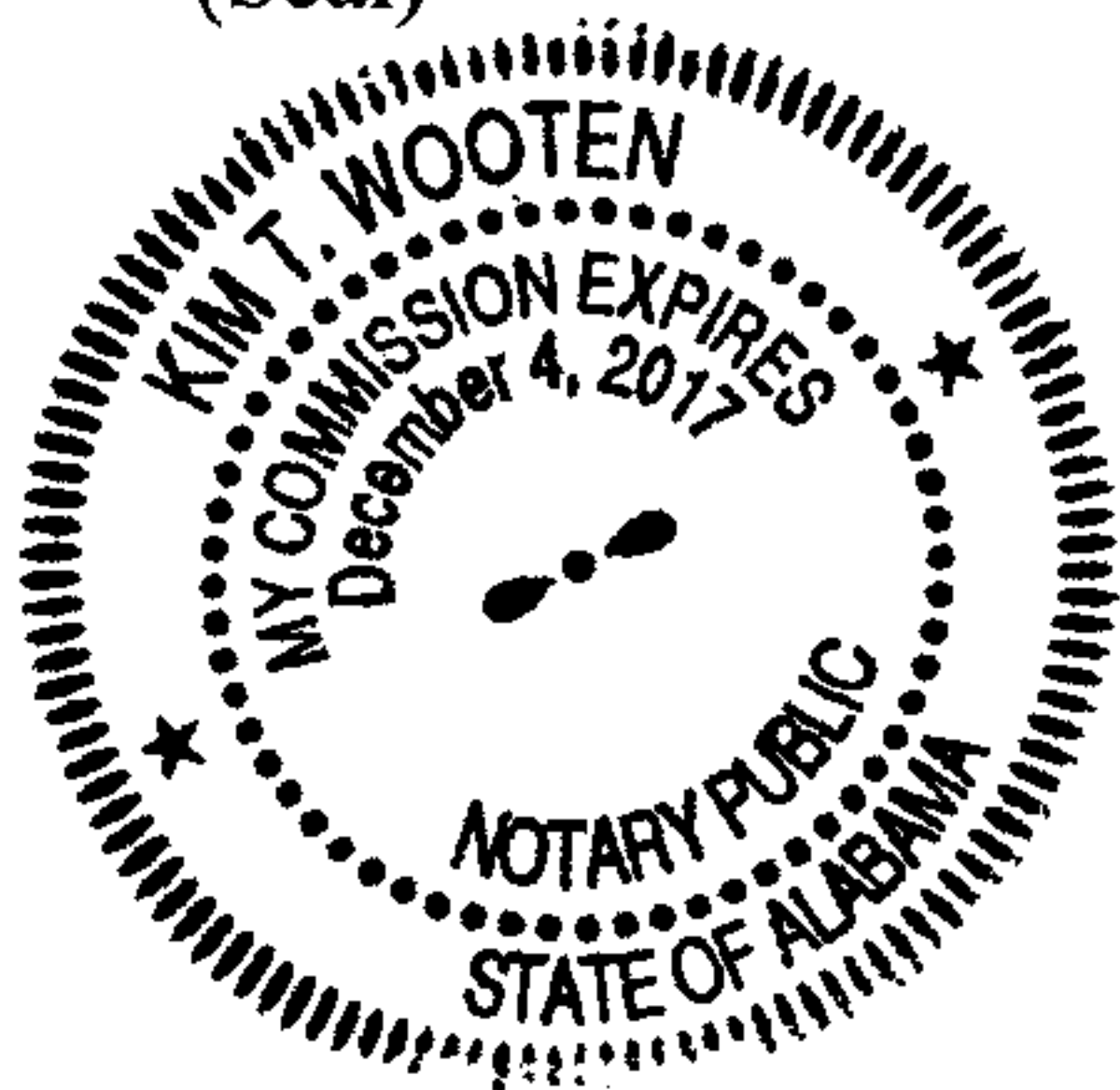
State of Alabama §
County of Shelby §
§

I, Kim T. Wooten, Notary Public [name and style of officer], hereby certify that
R. Chester Mumpower aka Robert Chester Mumpower

whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand this 10th day of June 2015, A.D.

(Seal)



[Signature]

Notary Signature

Kim T. Wooten

Printed Name

Notary Public State at Large

Style of Officer

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

THE REAL PROPERTY IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

LOT 11, ACCORDING TO THE SURVEY OF SOUTHPOINTE, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AND

BEING THE SAME PROPERTY CONVEYED TO ROBERT CHESTER MUMPOWER AND TAMI MUMPOWER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY JOINT SURVIVORSHIP DEED DATED JULY 31, 2007, AND RECORDED AUGUST 17, 2007 IN INSTRUMENT #20070817000388770, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 13-3-06-0-001-003.082

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED

GRANTOR: TAMI G. MUMPOWER

GRANTEE: R. CHESTER MUMPOWER

DATED: 02/26/2015

RECORDED: 02/27/2015

DOC#/BOOK-PAGE: 2015022700061630

ADDRESS: 1597 SOUTHPOINTE DR., HOOVER, AL 35244

EXHIBIT "B" - ASSIGNMENT CHAIN

Said Mortgage was assigned as follows:

(1) To 360 Mortgage Group, LLC

by assignment dated December 12th, 2014 , and recorded on December 18th, 2014 in Book N/A
Page N/A , Instrument No. 20141218000397670 in the Probate Office of Shelby
County, Alabama.

(2) To N/A

by assignment dated N/A , and recorded on N/A in Book N/A
Page N/A , Instrument No. N/A in the Probate Office of Shelby
County, Alabama.

(3) To N/A

by assignment dated N/A , and recorded on N/A in Book N/A
Page N/A , Instrument No. N/A in the Probate Office of Shelby
County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Robert Chester Mumpower and
Mailing Address Tami Mumpower
1597 Southpointe Drive
Hoover, AL 35244

Grantee's Name 360 Mortgage Group, LLC
Mailing Address 11305 Four Pointe Drive
Building 1, Suite 200
Austin, TX 78726

Property Address 1597 Southpointe Drive
Hoover, AL 35244

Date of Sale 06/10/2015
Total Purchase Price \$ 267,034.40 remaining balance \$1.00 consideration

or
Actual Value \$

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other DEED IN LIEU OF FORECLOSURE

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).

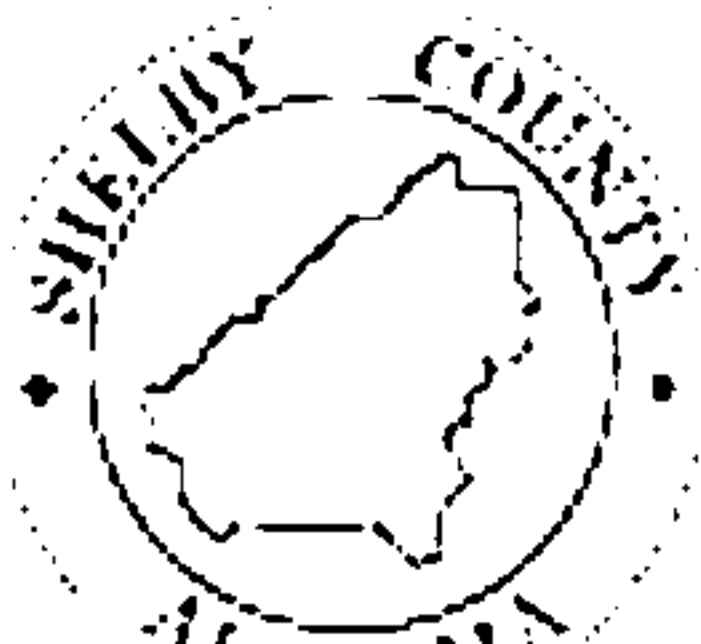
Date 7-8-15

Print Kara Sue Tawcher of Old Republic Title

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
07/09/2015 11:40:02 AM
\$30.00 DEBBIE

Print Form

Form RT-1