



20150825000295880 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/25/2015 01:06:04 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Greater Birmingham Habitat for Humanity, Inc.
Attn: Patricia Burch
P.O. Box 540
Fairfield, AL 35064

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, we,

James Isbell, and his wife, Rachael Isbell

(hereinafter referred to as "Grantor") do hereby grant, bargain, sell and convey unto

Greater Birmingham Habitat for Humanity, Inc.

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 126, according to the Survey of Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2015 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.
 (4) the Mortgage (as defined below).

TOGETHER with all and singular any and all rights of redemption, statutory or equitable, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Grantor expressly makes this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD, the said above described property unto Grantee, its heirs and assigns, forever, in fee simple.

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

A Mortgage was executed by the Grantor to the Grantee on the 6th day of December, 2011, to secure an indebtedness of One Hundred Four Thousand Seven Hundred Forty Eight and 37/100 Dollars (\$104,748.37) and recorded as Instrument Number 20120110000013480, in the Probate Office of Shelby County, Alabama (the "Mortgage").

It is agreed between the parties that this instrument shall operate and have effect as though said Mortgage had been foreclosed under the power of sale contained in the same, and the property herein described purchased by the said Grantee, at and for the sum of Eighty-Nine Thousand Eight Hundred Twenty-Two and 54/100 Dollars (\$89,822.54).

However, it is understood and agreed that the lien and title of the mortgage shall not be merged in the title hereby conveyed, 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 in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the mortgage is necessary or appropriate to protect the interest and complete title of Grantee, 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 the Grantee shall have the right to proceed to a foreclosure of the mortgage as determined by Grantee in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, we have set our hands and seals, this 21st day of August, 2015.

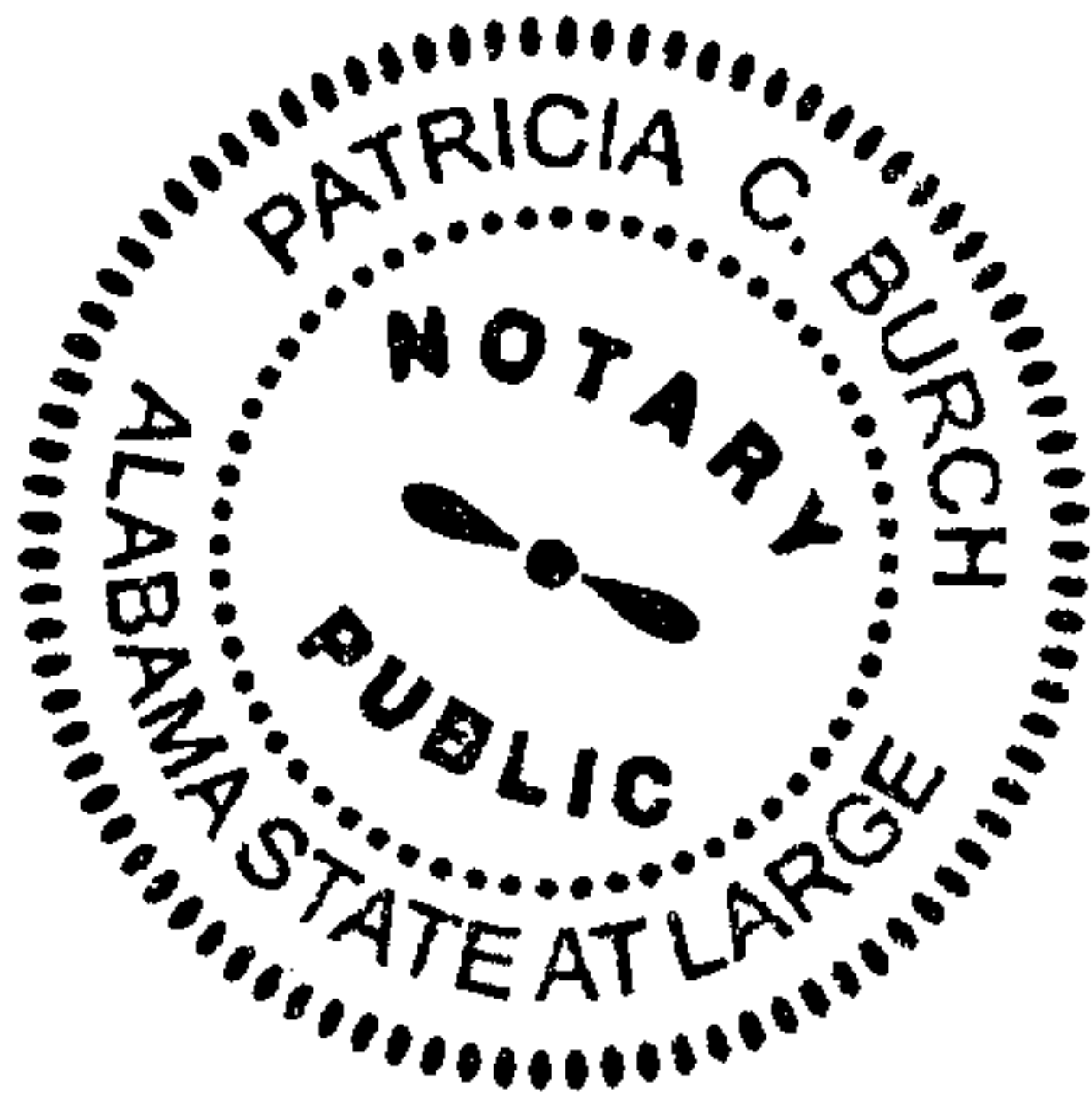
James Isbell (SEAL) Rachael Isbell (SEAL)
James Isbell Rachael Isbell

STATE OF ALABAMA)
:
Jefferson COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James Isbell and Rachael Isbell whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2015.

Patricia C. Burch
Notary Public:
My Commission Expires: 4.13.18



Real Estate Sales Validation Form

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

Grantor's Name JAMES & ISABELL (RAHEL WISE)
Mailing Address _____

Grantee's Name GREATER BIRMINGHAM HARBOR FOR HUMANITY
Mailing Address 4408 LLOYD NOLAN PKY
FAIRFIELD, AL 35064

Property Address 341 CREEK RUN CIRCLE
CHLERA, AL

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 109,900



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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

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 8-25-15

Print _____

☒ Unattested

Paula Gorte
(verified by)

Sign _____

Jim CATLIN
Jim Catlin
(Grantor/Grantee/Owner/Agent) circle one