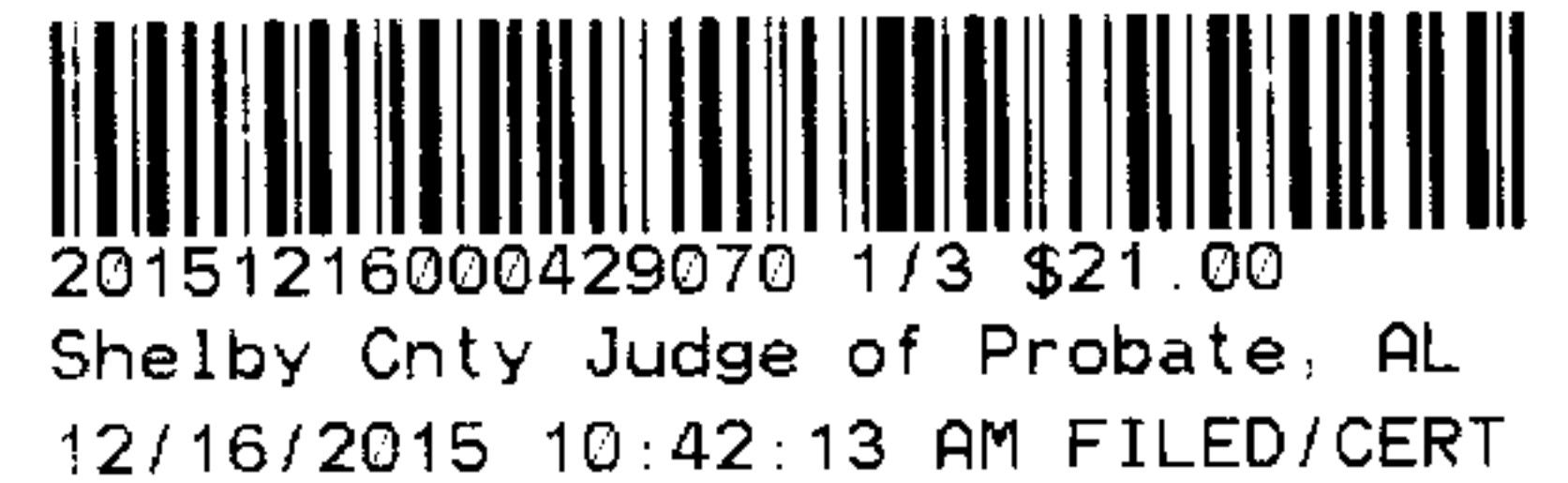


STATE OF ALABAMA

COUNTY OF SHELBY



**DEED IN LIEU OF FORECLOSURE**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE (\$1.00) DOLLAR, and other valuable consideration to the undersigned grantor, ROY KRACKE A/K/A ROY KRACKE, III, a single man, in hand paid by DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, the receipt whereof is hereby acknowledged, the said ROY KRACKE A/K/A ROY KRACKE, III, a single man, does hereby grant, bargain, sell, and convey unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, the following described real estate located in Shelby County, Alabama, at **644 Navajo Trail, Alabaster, AL 35007**, but in the event of a discrepancy, the legal description shall control to-wit:

A parcel of land situated in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West of Huntsville Principal Meridian Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West run easterly along the north boundary line of said quarter-quarter section for a distance of 362.23 feet; thence turn an angle to the right of 132 degrees 45 minutes and run southwesterly for a distance of 187.0 feet to the point of beginning of the land herein described; thence continue southwesterly along the last described course for a distance of 100.0 feet; thence turn an angle to the left of 90 degrees and run southeasterly for a distance of 200.0 feet; thence turn an angle to the left 90 degrees and run northeasterly for a distance of 100.0 feet; thence turn an angle to the left 90 degrees and run northwesterly for a distance of 200.0 feet to the point of beginning.

The undersigned grantor does hereby transfer and assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, any equity of redemption which he has or may have in or to the said property hereinabove described and conveyed.

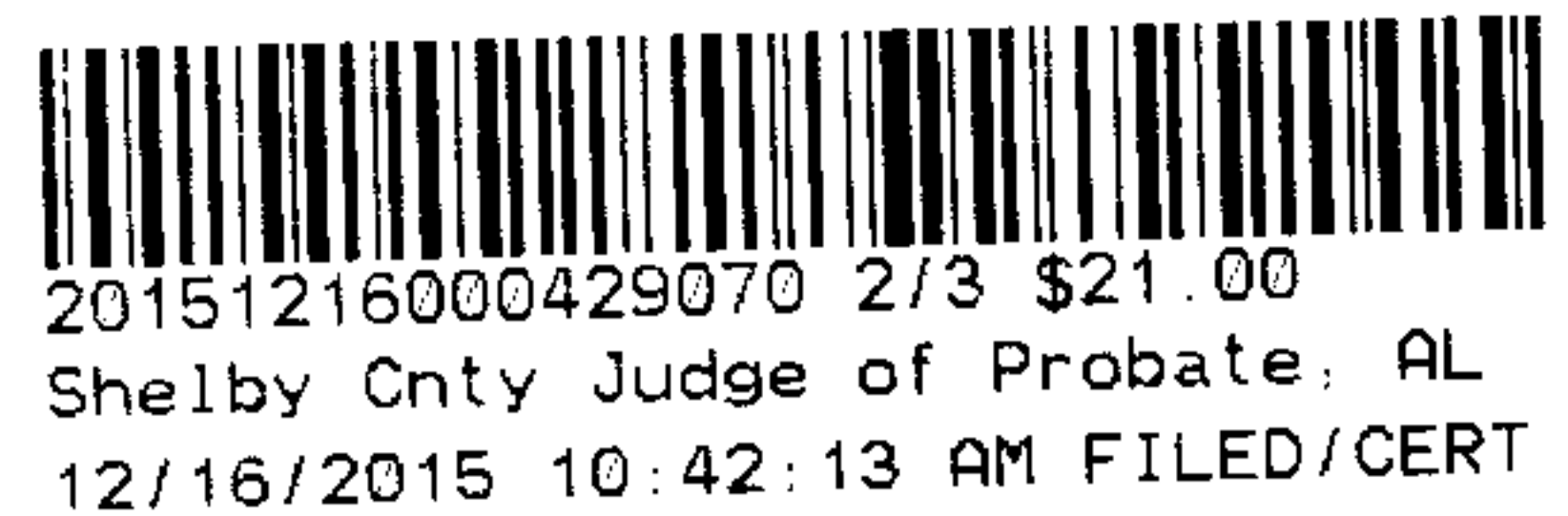
This deed is given in lieu of foreclosure of that certain mortgage executed by ROY KRACKE, a single man, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for GREEN TREE SERVICING LLC, and Lender's Successors and Assigns, dated July 8, 2013, and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, July 23, 2013, in Instrument No. 20130723000300290, in which mortgage was duly transferred and assigned to GREEN TREE SERVICING LLC, by assignment dated July 22, 2015 and recorded July 23, 2015 in Instrument No. 20150723000249620 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, and we do for ourselves and our heirs, personal representatives and assigns, covenant with the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, that we are lawfully seized in fee simple of said premises; that the same is free from all encumbrances, that we have a good right to sell and convey the same, as aforesaid; and warrant and defend the same to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 5<sup>th</sup> day of November, 2015.

Roy Kracke III  
· ROY KRACKE A/K/A ROY KRACKE, III  
Roy Kracke III

STATE OF Alabama  
COUNTY OF Jefferson



I the undersigned, a Notary Public in and for said County in said State hereby certify that ROY KRACKE A/K/A ROY KRACKE, III, a single man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 13 day of November, 2015.

Allison E. Waldrop  
Notary Public  
My Commission Expires: 2-11-19

This instrument prepared by:  
Robert J. Wermuth  
STEPHENS MILLIRONS, P.C.  
P.O. Box 307  
Huntsville, AL 35804  
RJW/rvm

**Send Tax Notice to:**  
Grantees Address:  
P.O. Box 650043  
Dallas, TX 75265

**Grantor's Address**  
7360 S Kyrene Road  
Tempe, AZ 85283

\*According to the Tax Assessor for Shelby County the value of the property, both real estate and personal being conveyed by the instrument offered for record is \$129,100.00\*

# Real Estate Sales Validation Form

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

Grantor's Name Roy Kracke aka  
Mailing Address Roy Kracke III  
151 Woodham Dr., Apt. D164  
Albertville, AL 35951

Grantee's Name FNMA  
Mailing Address P.O. Box 650043  
Dallas, TX 75265

Property Address 644 Navajo Trail  
Alabaster, AL 35007

Date of Sale 11-13-15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 129,100.00



20151216000429070 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/16/2015 10:42:13 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  
☐ 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 \_\_\_\_\_

Print

Robert J. Vermuth

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one