

Recording Requested by and After Recording Return to:  
Vendor Connect LLC  
4201 FN 1960 Suite 310  
Houston, TX 77069

This instrument Prepared by:

## DEED IN LIEU OF FORECLOSURE

Grantor: Gloria Jean Payne, Unmarried

Grantor's Address: 841 DAVENTRY LANE - CALERA, AL. 35040

Grantee: Reverse Mortgage Solutions, Inc.

Grantee's Address: 5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069

Real Property – Address: 841 Daventry Lane, Calera, AL 35040

Real Property – Legal Description:

Situated in Shelby County, Alabama.

Lot 97-A, according to the survey of Daventry amended plat of Sector II as recorded in Map Book 27, Page 75, in the Probate Office of Shelby County, Alabama.

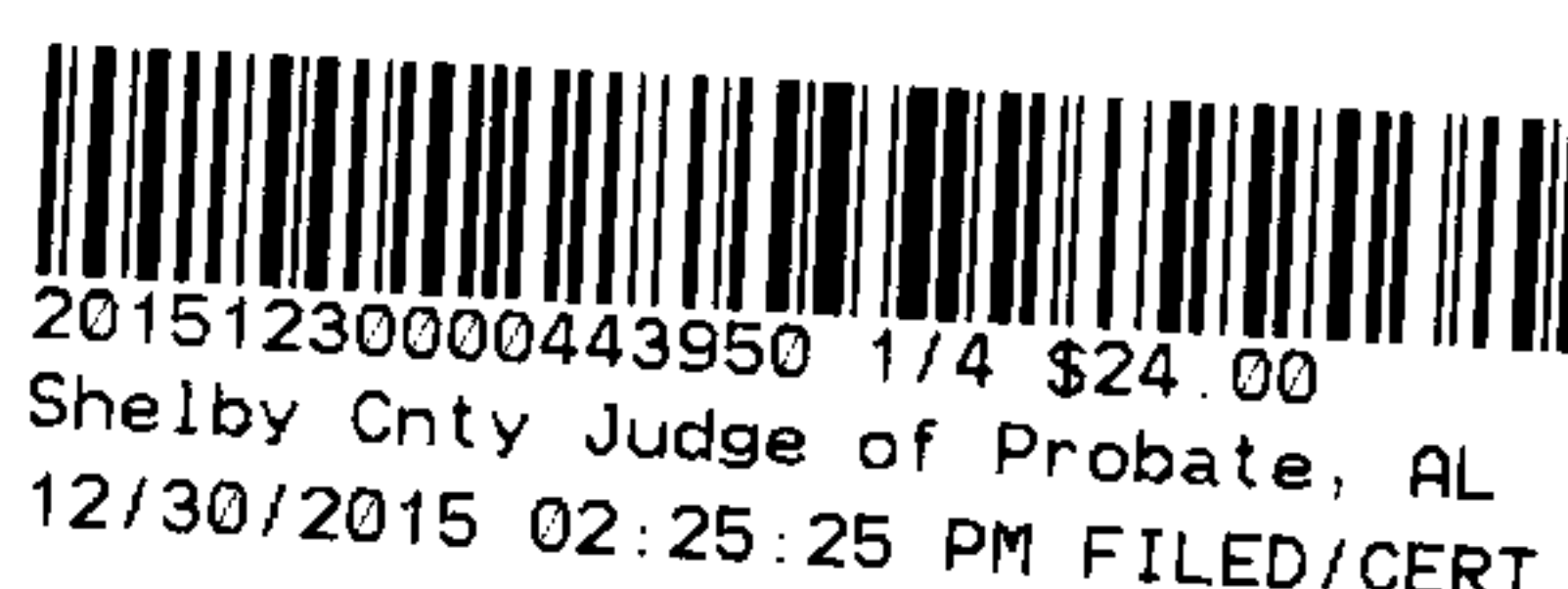
Being the same property conveyed to Louie E. Payne, Jr. and Gloria Jean Payne, husband and wife by Corporation Joint Survivorship Deed, from Professional Homebuilders, Inc., a corporation, dated November 16, 2001 and recorded November 20, 2001 in Instrument No. 2001-50173, said Probate Court, Shelby County, Alabama.

Parcel Number 28 3 05 1 002 051.000

### WITNESSETH:

WHEREAS, the parties hereto do acknowledge that Grantor, Gloria Jean Payne (Single), is now in default under the terms of a note executed April 5, 2011, and further secured by a mortgage or deed of trust of even date in the original amount of \$217,500.00, recorded April 14, 2011 as Instrument No. 20110414000115840, in the official records of the County of Shelby Alabama. And assigned to Reverse Mortgage Solutions, Inc., dated December 17, 2015, and recorded 12/30/15 in 20151230000443940, said Shelby County.

Grantor and Grantee further expressly acknowledge and agree that (1) this Deed is not intended, and shall not operate or cause the cancellation, discharge, extinguishment, or merger of the Note, the Mortgage or Deed of Trust, or any other document or debt instrument given to secure the Note or any other obligation due and owing to Grantee, and (2) the delivery and acceptance of this Deed by Grantee



shall not preclude the Grantee from enforcing any of its rights under the Mortgage or any other document or debt instrument given to secure the Note or any obligation due and owing to Grantee. Never the less, Grantee covenants and agrees not to seek deficiency judgments or any other form of personal liability against the Grantor with respect to the indebtedness.

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR(S) HAVING SOLD THE ABOVE-DESCRIBED REAL PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE DEED OF TRUST/MORTGAGE HERETOFORE EXECUTED BY GRANTOR(S). GRANTOR(S) DECLARE(S) THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OTHER THAN THIS DEED BETWEEN GRANTOR(S) AND GRANTEE WITH RESPECT TO THE ABOVE-DESCRIBED REAL PROPERTY.

NOW, THEREFORE, for an in consideration of the above and foregoing, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, in fee simple, the following described real estate, situated in Shelby Alabama, and described as follows:


Situated in Shelby County, Alabama.


Lot 97-A, according to the survey of Davenport amended plat of Sector II as recorded in Map Book 27, Page 75, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Louie E. Payne, Jr. and Gloria Jean Payne, husband and wife by Corporation Joint Survivorship Deed, from Professional Homebuilders, Inc., a corporation, dated November 16, 2001 and recorded November 20, 2001 in Instrument No. 2001-50173, said Probate Court, Shelby County, Alabama.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances belonging or in anywise appertaining; and all reversions, remainders, rents, issues and profits; and all the estate, right, title, interest, claim, or demand of the Grantor, either in law or equity.

IN WITNESS, the Grantor has set their hands the 11 day of December, 20 15.

  
Gloria Jean Payne  
December 11 2015  
Date

  
20151230000443950 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/30/2015 02:25:25 PM FILED/CERT

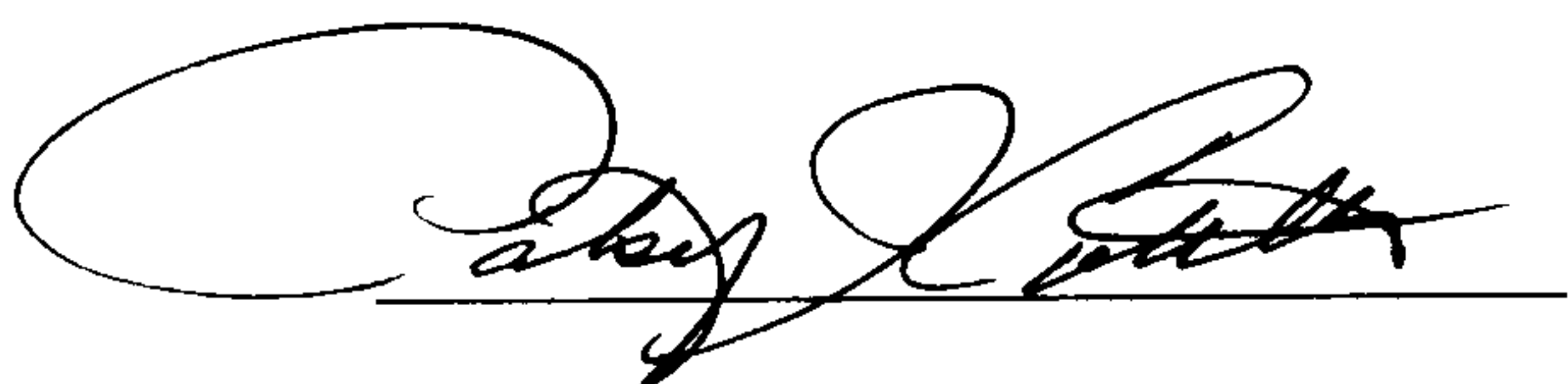
## ACKNOWLEDGMENT

State of Alabama

County of Jefferson

On this 11<sup>th</sup> of December, 2015, before me, the undersigned, a Notary Public, for the aforesaid county and state, duly commissioned and sworn, personally appeared Gloria Jean Payne, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said person (or persons).

Witness my hand and official seal hereto affixed the day and year first above written.

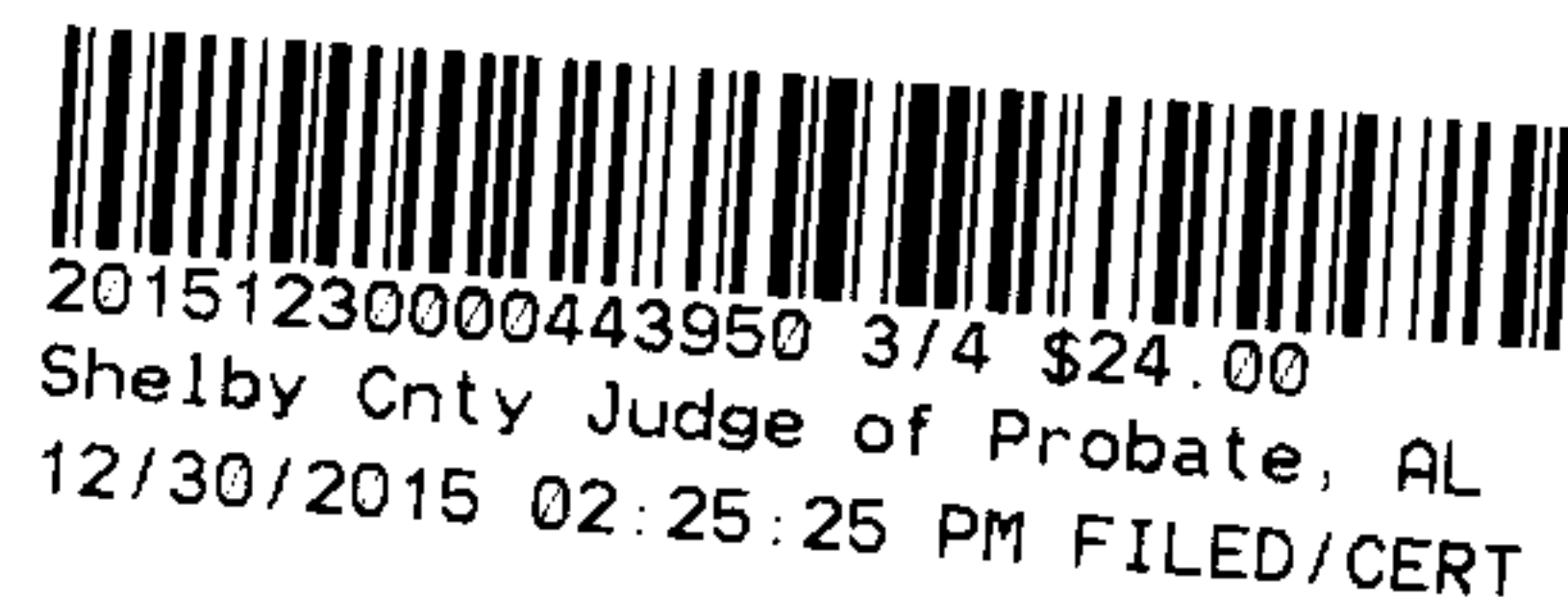
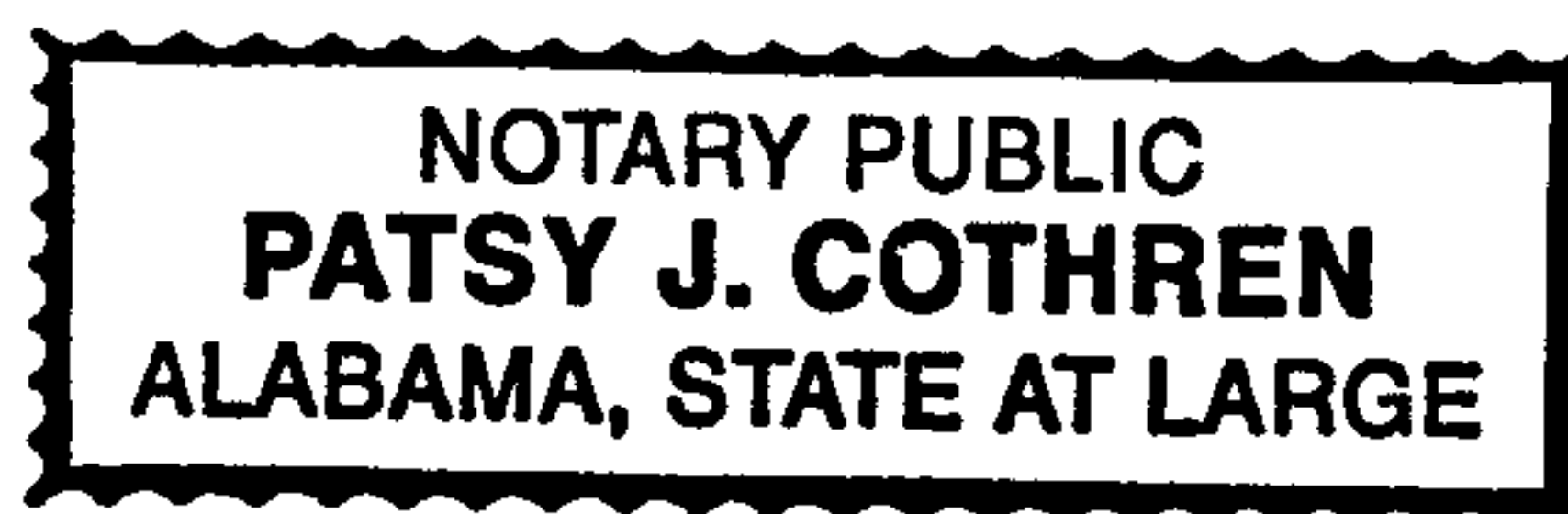


Notary Public

Printed Name: Patsy J. Cothren

My Commission expires: 2-12-2016

(Seal)





**Real Estate Sales Validation Form**  
***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Gloria Jean Payne 3511 Conestago Way	Grantee's Name	Reverse Mortgage Solutions, Inc.
Mailing Address	Birmingham, AL 35242	Mailing Address	14405 Walters Rd. Ste 200 Houston, TX 77014
Property Address	841 Daventry Lane Calera, AL 35040	Date of Sale	12-11-2015
		Total Purchase Price	
		Or	
		Actual value	\$ <del>148,000.00</del>
		Or	
		Assessor's Market Value	\$ 135,200.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (recording of documentary evidence is not required)

☐ Bill of Sale                      ☒ Appraisal  
☐ Sales Contract                      ☒ Other Fair Market Value  
☐ 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.

**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	12-11-15	Print	Vendor Connect, LLC
Unattested	Debbie George	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



20151230000443950 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/30/2015 02:25:25 PM FILED/CERT