

20160108000009190
01/08/2016 03:01:00 PM
DEEDS 1/7

AFTER RECORDING MAIL TO:
SERVICELINK
1400 CHERRINGTON PARKWAY
CORAOPOLIS, PA 15108

ORDER# 3388204

DEED IN LIEU OF FORECLOSURE

NAME OF DOCUMENT

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA

COUNTY OF SHELBY

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, CHERYL L. INGRAM and LARRY JOE WHITLEY, wife and husband and RONNIE L. INGRAM, a married man in hand paid by FEDERAL HOME LOAN MORTGAGE CORPORATION, the receipt whereof is hereby acknowledged, the said CHERYL L. INGRAM and LARRY JOE WHITLEY, wife and husband and RONNIE L. INGRAM, a married man do hereby grant, bargain, sell, and convey unto the said FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, the following described real estate located in Shelby County, Alabama, at **936 5th Ct., NW, Alabaster, AL 35007**, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 28, according to the survey of Hamlet, 5th Sector, as recorded in Map Book 9, Page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

The Property herein does not constitute the homestead of Ronnie L. Ingram nor that of his spouse.

The undersigned grantors do hereby transfer and assign to FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, any equity of redemption which they have 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 CHERYL A. INGRAM and RONNIE L. INGRAM, wife and husband to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., solely as nominee for CITIMORTGAGE, INC., and Lender's Successors and Assigns, dated July 7, 2006, and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 8, 2006, in Instrument No. 2006080800038300; in which mortgage was duly transferred and assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION.

TO HAVE AND TO HOLD unto the said FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns forever, and we do for ourselves and our heirs, personal representatives and assigns, covenant with the said FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, 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 HOME LOAN MORTGAGE CORPORATION, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 7th day of DECEMBER, 2015.

Cheryl Bailey Whitley a/k/a Cheryl A. Ingram who acquired title as Cheryl L. Ingram

Cheryl Bailey Whitley a/k/a Cheryl A. Ingram
who acquired Title as Cheryl L. Ingram

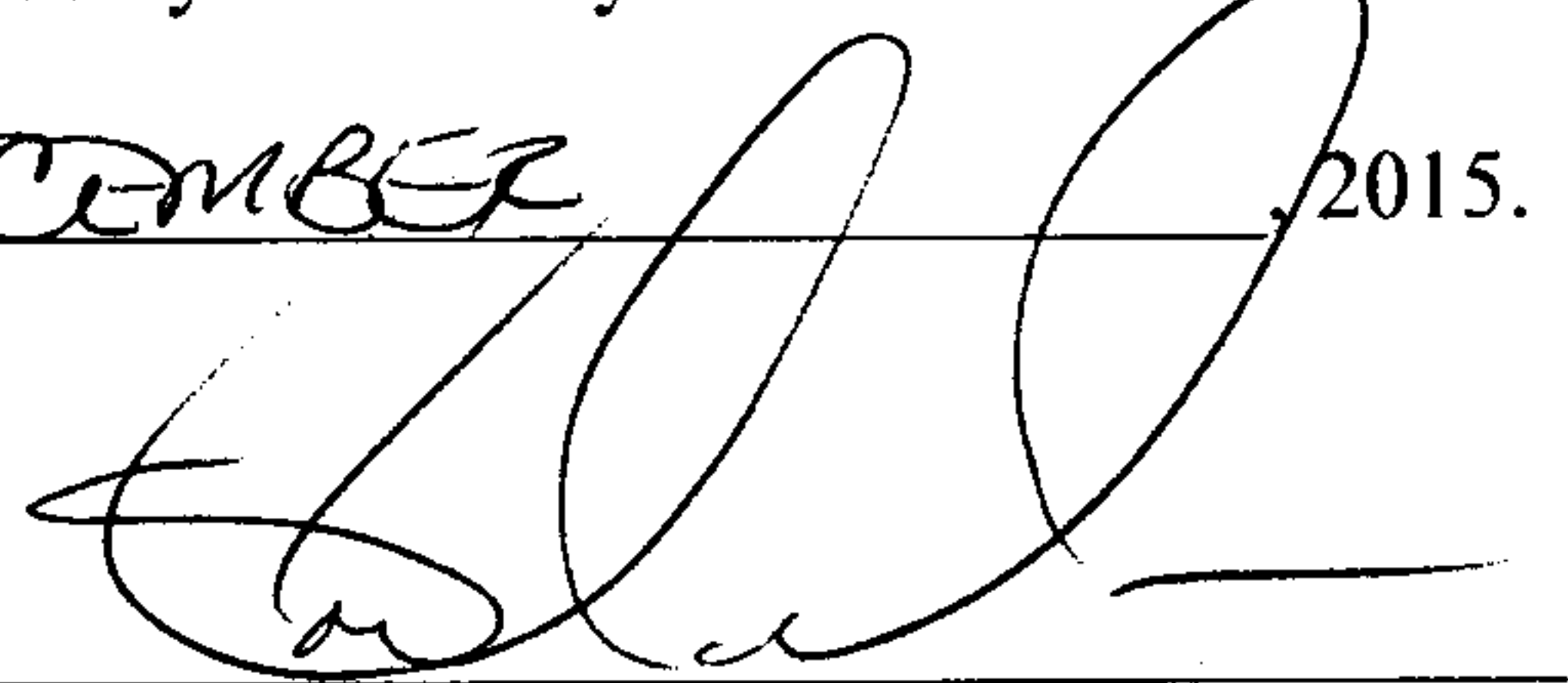
Larry Joe Whitley
Larry Joe Whitley

STATE OF ALABAMA

COUNTY OF STEELE

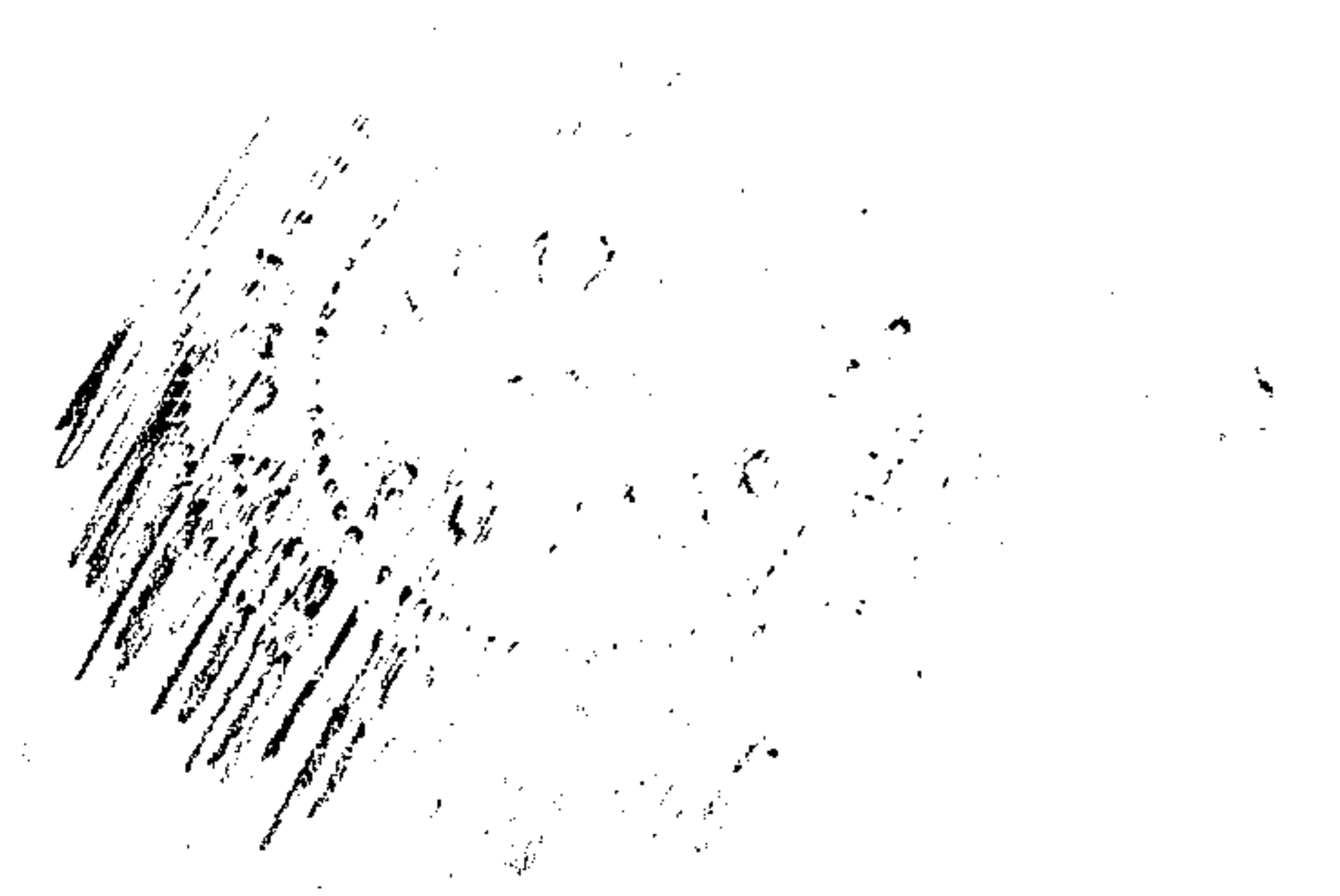
I the undersigned, a Notary Public in and for said County in said State hereby certify that CHERYL BAILEY WHITLEY a/k/a CHERYL A. INGRAM who acquired Title as CHERYL L. INGRAM and LARRY JOE WHITLEY, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

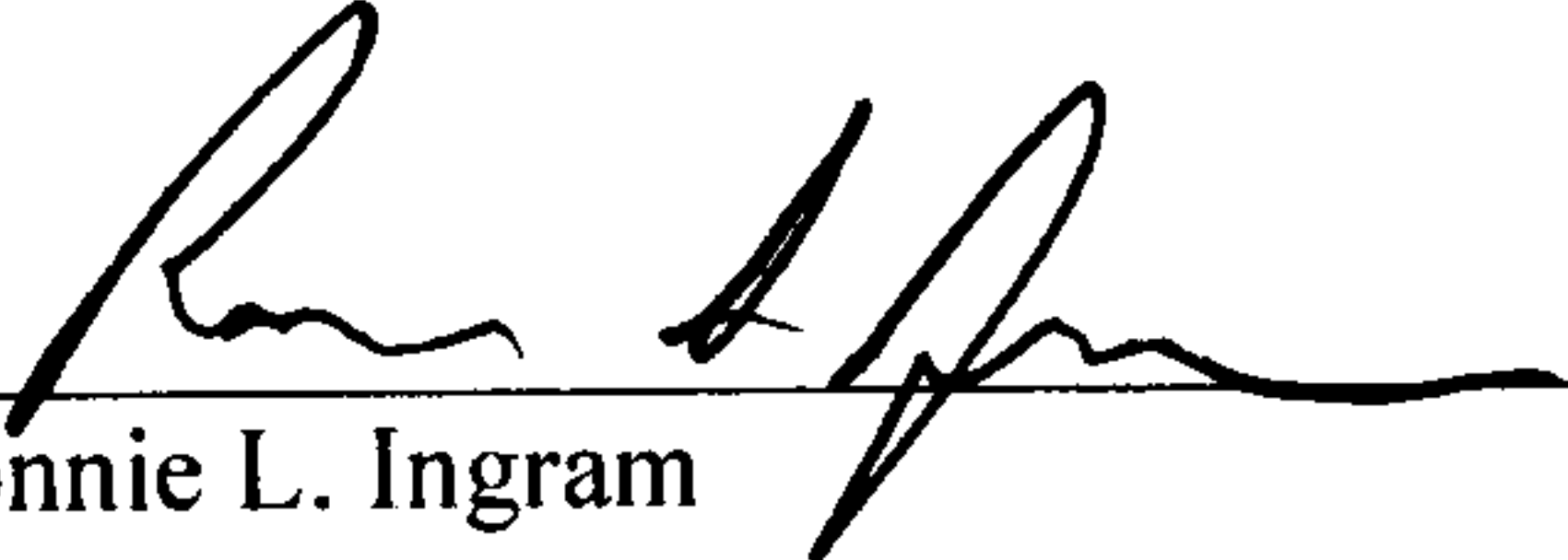
Witness my hand and seal this 7th day of DECEMBER, 2015.



Notary Public

My Commission Expires: 7-10-19

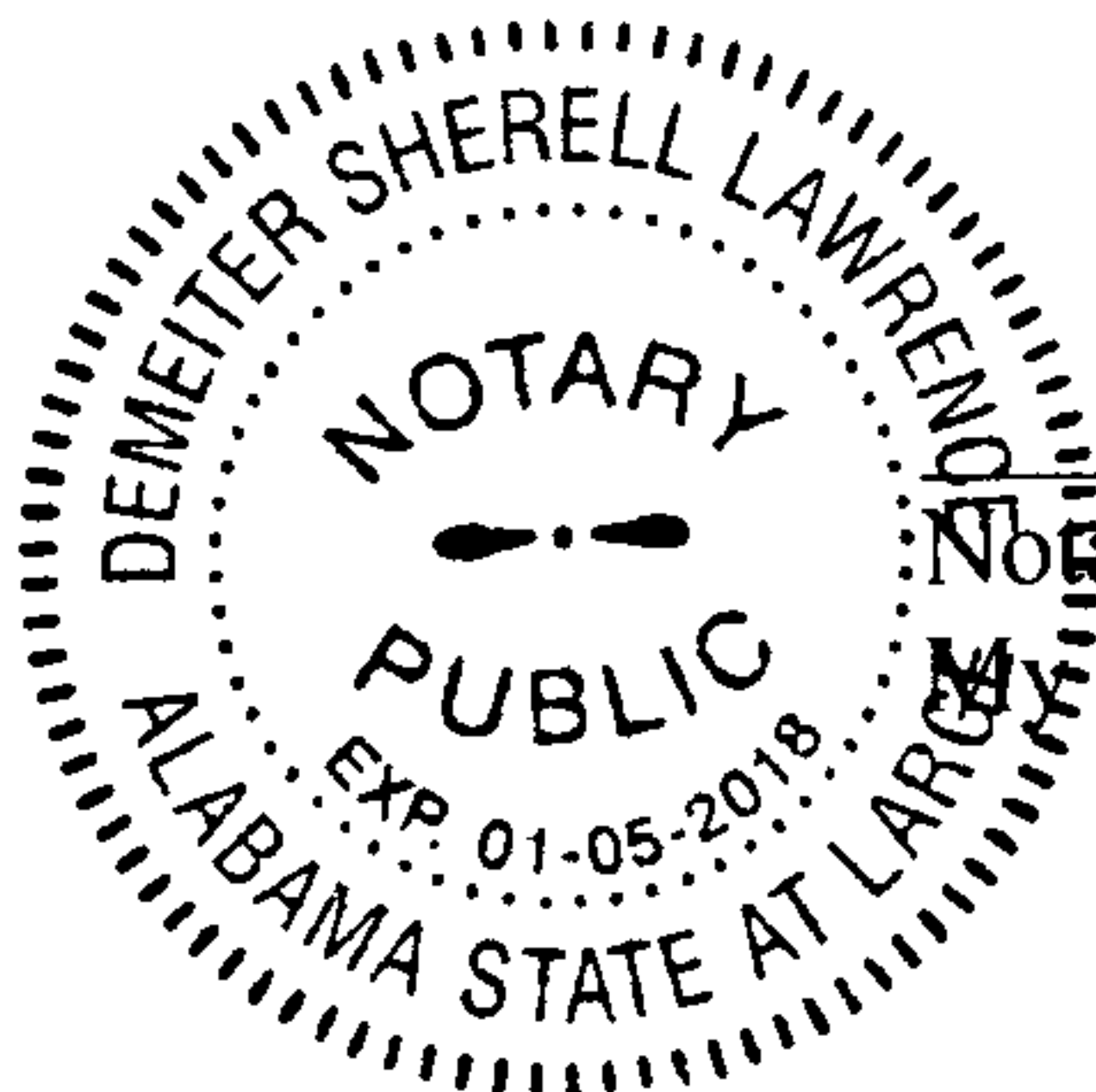


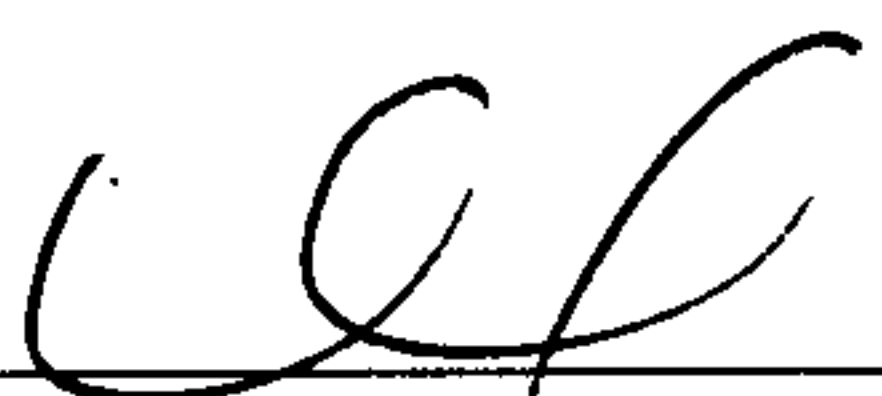

Ronnie L. Ingram

STATE OF Ala
COUNTY OF Montgomery

I the undersigned, a Notary Public in and for said County in said State hereby certify that RONNIE L. INGRAM, a married 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 9 day of Dec., 2015.




Notary Public
My Commission Expires: 1/8/2018

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

Grantors Address:
128 King James Ct.
Alabaster, AL 35007

Grantee's Address:
3950 Regent Boulevard
Irving, TX 75063
Tax ID: 13-3222578

Recording Return Address:
1400 Cherrington Parkway
Moon Township, PA 15108
Attn: Denver DIL Title

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 \$139,000.00.

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 28, ACCORDING TO THE SURVEY OF HAMLET, 5TH SECTOR, AS RECORDED IN MAP BOOK 9 PAGE 70 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

Tax ID: 13-7-35-3-001-003.048

The following clause is required for all mortgages in Alabama per the Courthouse

"THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR ALABAMA TAX PURPOSE IS \$108,369.65

Real Estate Sales Validation Form

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

Grantor's Name Cheryl Ingram
Mailing Address 128 King James Ct.
Alabaster, AL 35007

Grantee's Name Federal Home Loan Mortgage Corp
Mailing Address 1410 Spring Hill Rd.
McLean, VA 22102

Property Address 936 5th Ct. NW
Alabaster, AL 35007

Date of Sale 12/7/15
Total Purchase Price \$ -0-

2016010800009190

01/08/2016 03:01:00

PM DEEDS 6/7

or
Actual Value \$ 132,900.00

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 12-7-15

Print

Cheryl Ingram

Sign

Cheryl Ingram

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name Cheryl Ingram
Mailing Address 128 King James Ct.
Alabaster, AL 35007

Grantee's Name Federal Home Loan Mortgage Corp
Mailing Address 1410 Spring Hill Rd.
McLean, VA 22102

Property Address 936 5th Ct. NW
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$

or
Actual Value \$ 132,900.00

20160108000009190 01/08/2016 03:01:00
PM DEEDS 7/7

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Deed in Lieu of Foreclosure |
| ☐ Closing Statement | |

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Date _____

Print Joel Rybert

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2016 03:01:00 PM
\$33.00 CHERRY
20160108000009190

Print Form

Form RT-1