



20160526000180970 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
05/26/2016 02:23:16 PM FILED/CERT

Source of Title
Deed Book N/A
Page N/A

VISIONET SYSTEMS INC
183 INDUSTRY DRIVE
PITTSBURGH PA 15275
Records Review to

This Document Prepared By:
RUTH RUHL, P.C.
Ruth Ruhl, Esquire
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Send Tax Notice To:
8950 Cypress Waters Blvd
Coppell, Texas 75019

Loan No.: 627259609
Investor No.: 398800243
1380713

DEED IN LIEU OF FORECLOSURE

State of Alabama §
County of Shelby §

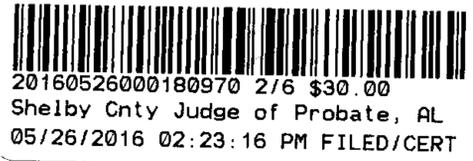
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note and Mortgage executed by Robert Kevin Wildsmith, a single man to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.) dated November 21st, 2006, and recorded in Mortgage Book N/A, Page N/A, Instrument No. 20061219000616930 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, Robert Kevin Wildsmith and Rebecca Wildsmith, husband and wife, 1053 Forest Brook Dr, Birmingham, Alabama 35226

, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, whose address is 8000 Jones Branch Dr, McLean, VA 22102

(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.: 627259609
Investor No.: 398800243

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

COMMONLY KNOWN AS: 152 Rocky Ridge Rd, Helena, Alabama 35080

TAX ID: 13-8-28-1-004-014.000

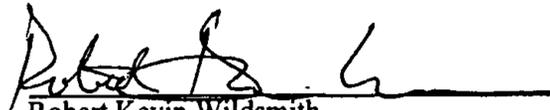
This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove.

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.

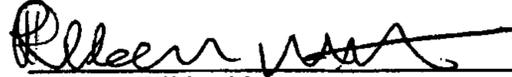
And the Grantors do assign, covenant with the said Grantee that he is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and 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 26 day of February, 2016.



Robert Kevin Wildsmith (Seal)
-Grantor



Rebecca Wildsmith (Seal)
-Grantor

(Seal)
-Grantor

(Seal)
-Grantor

Loan No.: 627259609
Investor No.: 398800243

GRANTOR ACKNOWLEDGMENT

State of Alabama §
County of Jefferson §

I, Patrice Stallworth, notary public [name and style of officer], hereby certify that Robert Kevin Wildsmith and Rebecca Wildsmith

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 26 day of February, 2016, A.D.

(Seal)



Patrice Stallworth
Notary Signature

Patrice Stallworth
Printed Name

Notary Public
Style of Officer

**PATRILE STALLWORTH
MY COMMISSION EXPIRES
JANUARY 15, 2017**

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20160526000180970 4/6 \$30.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

ALL THAT PARCEL OF LAND IN COUNTY OF SHELBY, STATE OF ALABAMA AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 20061219000616920 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14, ACCORDING TO THE SURVEY OF ROCKY RIDGE TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 22, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KEVIN WILDSMITH FROM MICHELLE GREEN NIVENS F/K/A MICHELLE GREENE, A MARRIED WOMAN AND WILLIAM GREENE, A SINGLE MAN, BY WARRANTY DEED DATED NOVEMBER 21, 2006, AND RECORDED DECEMBER 19, 2006, IN INSTRUMENT NO. 20061219000616920, AMONG THE LAND RECORDS OF SHELBY COUNTY, ALABAMA.

APN: 13-8-28-1-004-014.000

For Informational Purposes Only:

Property Address:

152 Rocky Ridge Road,
Helena, AL-35080



EXHIBIT "B" - ASSIGNMENT CHAIN

Said Mortgage was assigned as follows:

(1) To Nationstar Mortgage, LLC

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.

(2) To Federal Home Loan Mortgage Corporation

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 Kevin and Rebecca
Mailing Address Wildsmith
1053 Forest Brook Dr
Birmingham, AL 35226

Grantee's Name Federal Home Loan Mortgage Corporation
Mailing Address 8000 Jones Branch Drive
McLean, VA 22102

Property Address 152 Rocky Ridge Rd
Helena, AL 35080

Date of Sale 2-26-16
Total Purchase Price \$ 78672.51
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.

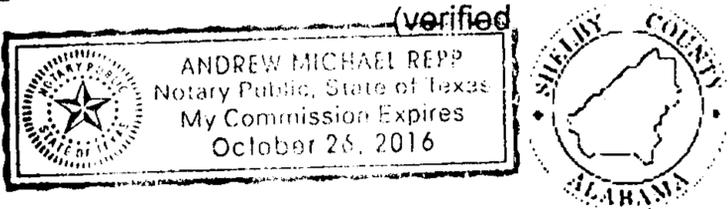
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 3-8-2016
Unattested [Signature]

Print Cody Nesbitt
Sign [Signature]



Filed and Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
Shelby County, AL
05/26/2016 02:23:16 PM
\$30.00 DEBBIE
20160526000180970

Form RT-1

[Signature]

