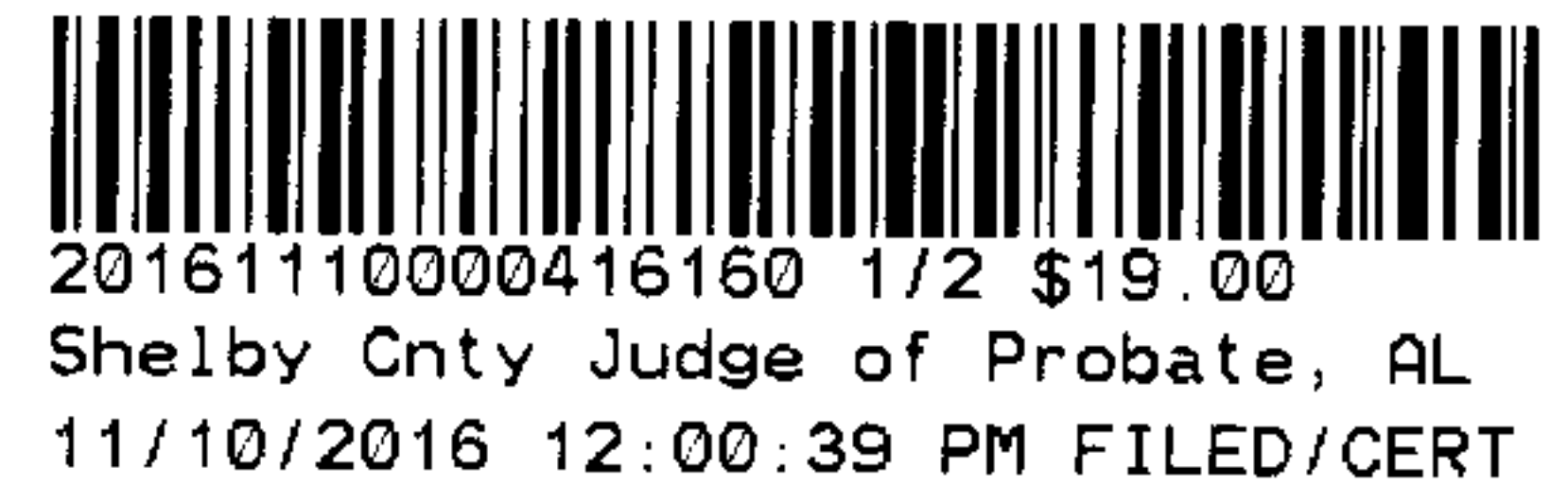


DEED IN LIEU OF FORECLOSURE



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, SARA ANDERSON n/k/a SARA E. ROSSER, a married woman, in hand paid by DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC the receipt whereof is hereby acknowledged, the said SARA ANDERSON n/k/a SARA E. ROSSER, a married woman, does hereby grant, bargain, sell, and convey unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States, the following described real estate located in Shelby County, Alabama, at **1283 Village Trail, Calera, AL 35040**, but in the event of a discrepancy, the legal description shall control to-wit:

LOT 303, ACCORDING TO A SURVEY OF WATERFORD VILLAGE
SECTOR 5, PHASE 2, AS RECORDED IN MAP BOOK 37, PAGE 75, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The undersigned grantor does hereby transfer and assign to FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States, its successors and assigns, any equity of redemption which they have or may have in or to the said property hereinabove described and conveyed.

* The Property herein does not constitute the homestead of Sara Anderson n/k/a Sara E. Rosser nor that of her spouse.*

This deed is given in lieu of foreclosure of that certain mortgage executed by SARA ANDERSON, an unmarried woman to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" solely as nominee for AMERICA'S WHOLESALE LENDER and Lender's Successors and Assigns, dated January 18, 2007 and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 24, 2007, in Instrument Number 20070124000036530; in which mortgage was duly transferred and assigned to GREEN TREE SERVICING LLC., by assignment dated May 22, 2015 and recorded May 26, 2015 in 20150526000171750 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, its successors and assigns forever, 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, 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 NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 27th day of October,
2016.

A handwritten signature in black ink, appearing to read "Sara Rosser", is written over a horizontal line.
Sara Anderson n/k/a Sara E. Rosser

STATE OF Tennessee
COUNTY OF Maury

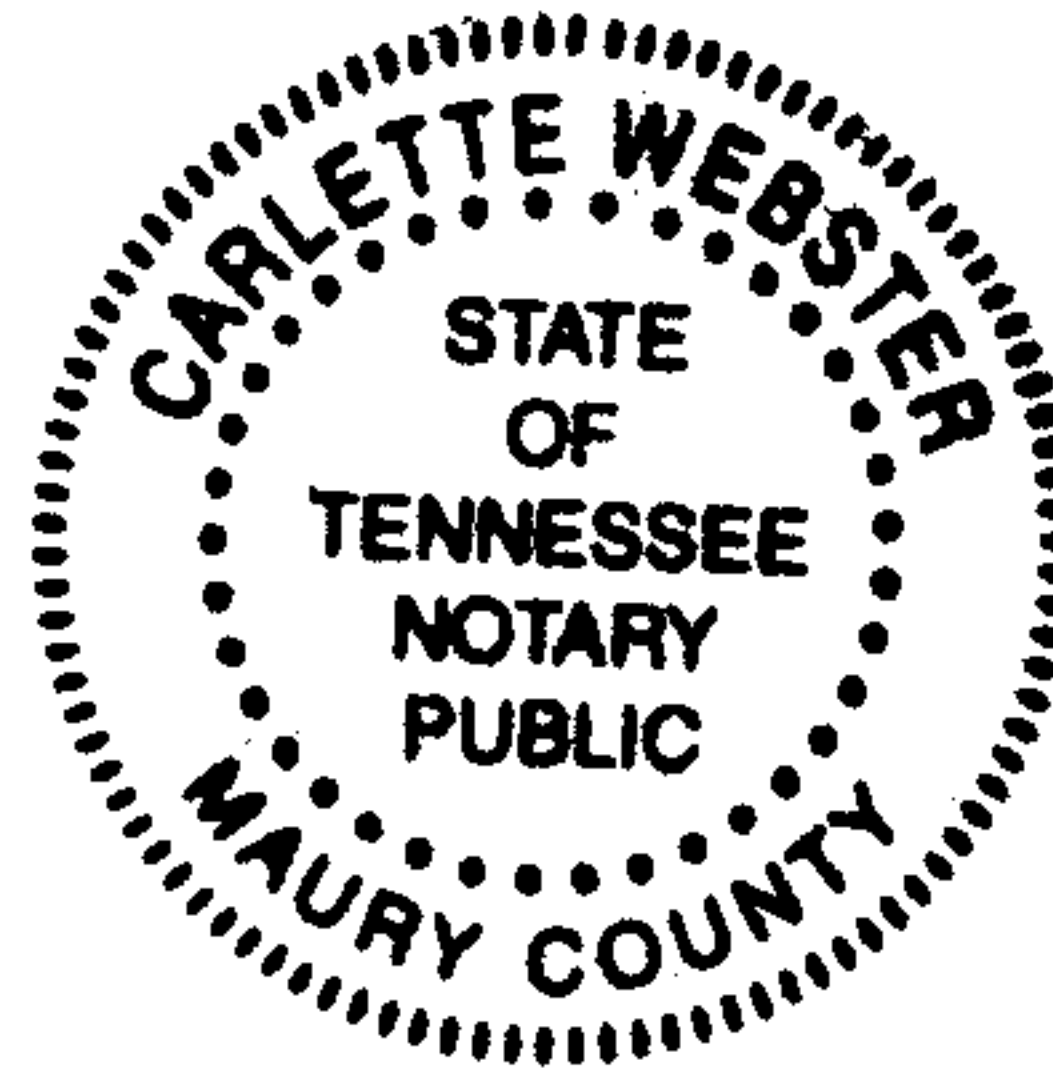
20161110000416160 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:00:39 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sara Anderson n/k/a Sara E. Rosser, 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, she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 27th day of October,
2016.

Carlette Webster
Notary Public
My Commission Expires: 4/22/19

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



Grantors Address:
1222 Park Avenue
Tarrant, AL 35217

SEND TAX NOTICE TO:
Grantee's Address:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265

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 \$130,200.00