

STATE OF ALABAMA)
SHELBY COUNTY)

20170530000188180
05/30/2017 03:24:55 PM
DEEDS 1/3

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the amount owed to Grantee under that certain Note secured by that certain Mortgage executed by Christopher J. Authement, a single man, also known as Chris J. Authement, to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc. dated the 10th day of August, 2012, recorded in Instrument number 20120823000316640 the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Quicken Loans Inc. by instrument recorded in Instrument number 20170501000148870, in aforesaid probate office; and for other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Christopher J. Authement, a single man, also known as Chris J. Authement**, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **The Secretary of Housing and Urban Development, his successors and assigns** (herein referred to as "Grantee"), all of his/her right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Lot 18, According to the survey of Kentwood, as recorded in Map Book
16, Page 109, in the Probate Office of Shelby County, Alabama, Being
situated in Shelby County, Alabama.

Commonly known as: 104 Kentwood Ln, Alabaster, AL 35007

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove and is executed by the aforementioned Grantor.

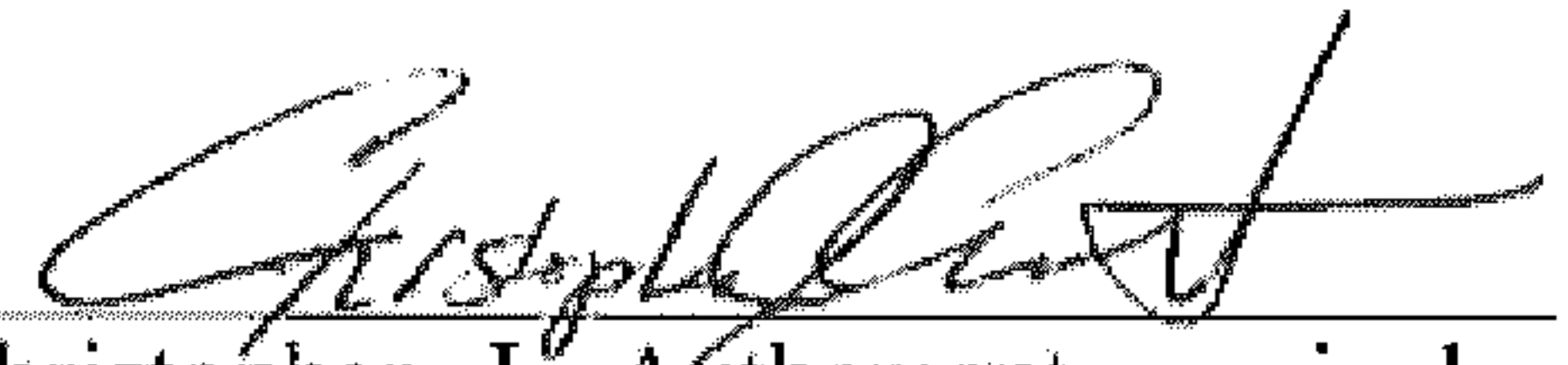
It is understood and agreed that the lien and title of the Mortgage referred to hereinabove shall be merged in the title hereby conveyed ONLY in the event of the full effectiveness of this conveyance, according to the terms and provisions expressed herein, and that, if for any reason, this conveyance 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 Grantor, 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 herein from intervening claims or liens of third persons, which were junior to the lien of the Mortgage.

And the Grantor does assign and covenant with the said Grantee that he/she is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her 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.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature this the 16th day of May, 2017.



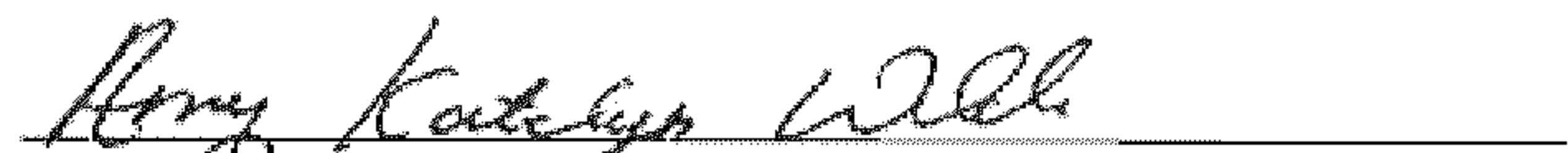
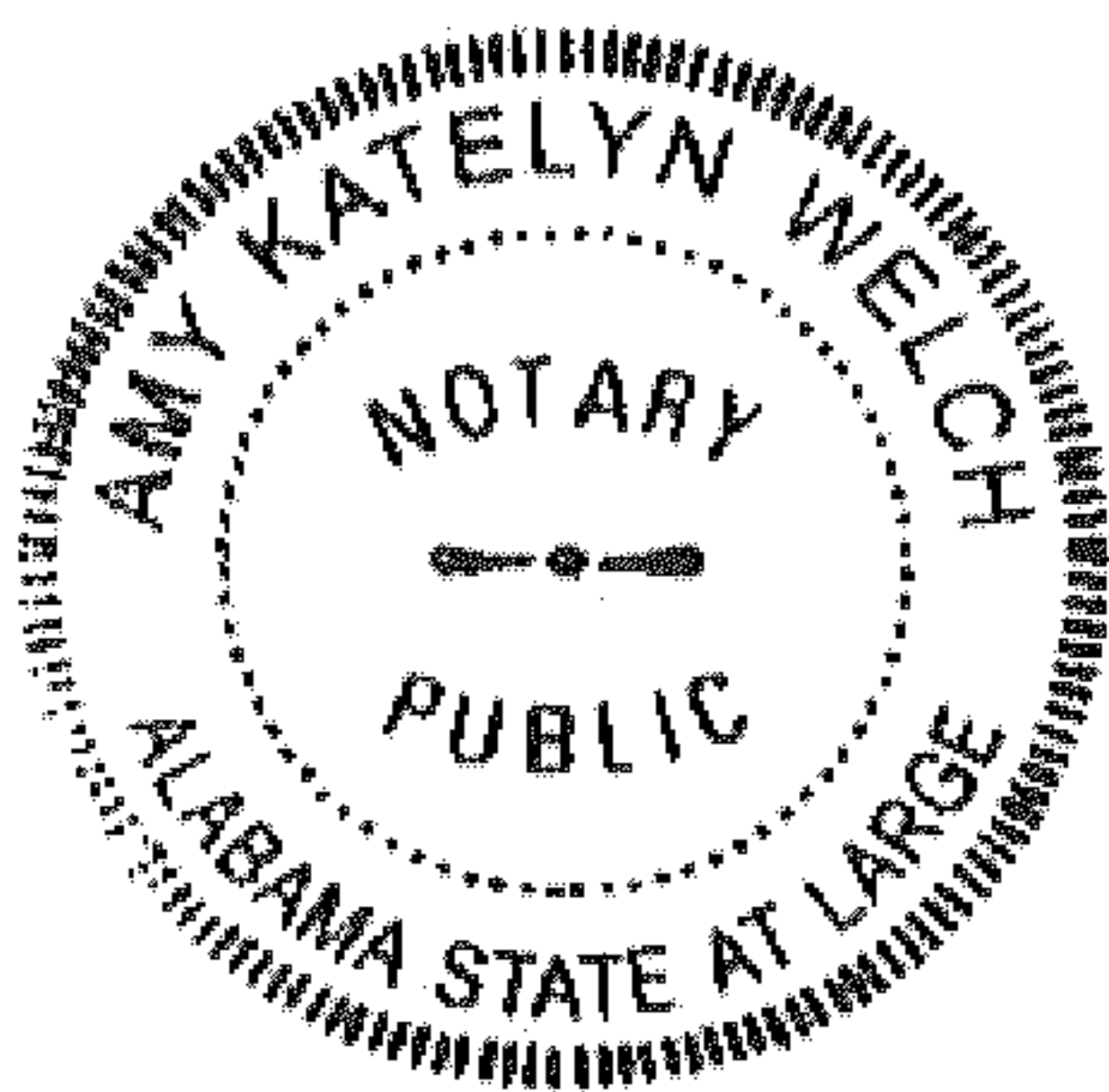
Christopher J. Authement, a single man, also known as Chris J. Authement

NOTARY ACKNOWLEDGEMENT

STATE OF ALABAMA)
~~JEFFERSON~~)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher J. Authement, a single man, also known as Chris J. Authement, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 16th day of MAY, 2017.


NOTARY PUBLIC

My Commission Expires: 5/28/2021

This Instrument Prepared By:
Pamela B. King, Esq.
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, AL 35255-5727
Sirote File # 412214

Real Estate Sales Validation Form

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

Grantor's Name Christopher J. Authement

Grantee's Name Secretary of Housing and Urban
Development,
C/o Quicken Loans Inc.

Mailing Address 227 Cambo Dr.
Hoover, AL 35226

Mailing Address 635 Woodward Avenue
Detroit, MI 48226

Property Address 104 Kentwood Ln
Alabaster, AL 35007

Date of Sale 5/16/2017

Total Purchase Price

or

Actual Value \$190,000.00

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 _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 5/30/2017

Print Ellen Corbett, Client Services Liaison

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

20170530000188180 05/30/2017 03:24:55 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 03:24:55 PM
\$25.00 CHARITY
20170530000188180



Form RT-1
Version 1.0