

20170807000283780
08/07/2017 09:59:22 AM
DEEDS 1/5

Recording Requested By:
Shelton, Harrison, & Pinson, LLC
Parcel Identification Number: 13-1-11-004-003-003.000

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Shelton, Harrison, & Pinson, LLC
701 Highlander Blvd., Ste. 270
Arlington, Texas 76015

This Document Prepared By:
Nicholas P. Edwards, Esq.
Shelton, Harrison, & Pinson, LLC
701 Highlander Blvd., Ste. 270
Arlington, Texas 76015

Space Above This Line for Recorder's Use

DEED IN LIEU OF FORECLOSURE

THIS DEED IN LIEU OF FORECLOSURE, made this _____ day of _____, 2017, by **TIMOTHY BROWN COOPER AND DONNA KAY COOPER**, whose address is 603 Cooper Dr., Pelham, AL 35124 (hereinafter "Grantors"), to **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A**, whose address is 1600 SOUTH DOUGLASS RD., SUITE 200-A, ANAHEIM, CA 92806, (hereinafter "Grantee"):

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of **\$213,803.25** and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land situated in **SHELBY County, AL**, more fully described as follows:

See attached Exhibit "A" for Legal Description

Together with all the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of this land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

This deed is absolute in effect and conveys fee simple title of the premises above described to the Grantee and does not operate as a mortgage, deed of trust, or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

Grantor does hereby assign and transfer to Grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

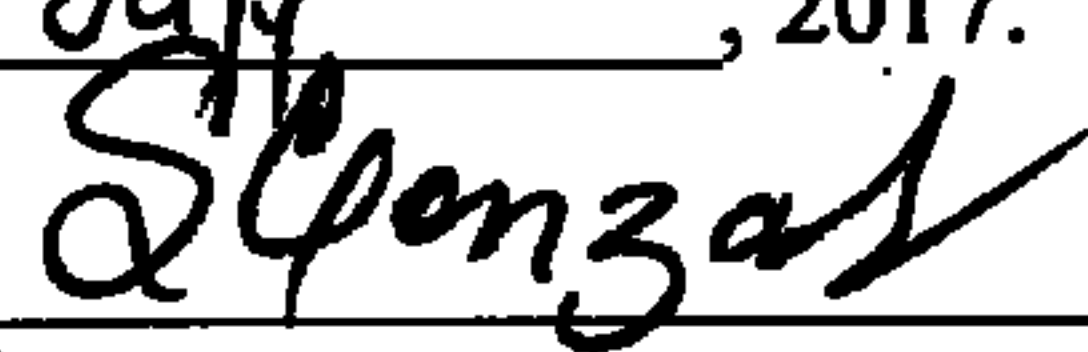

THIS DEED IN LIEU OF FORECLOSURE is being executed and delivered by Grantor to Grantee, as a deed in lieu of foreclosure and is an absolute conveyance in partial payment of the indebtedness secured by that certain mortgage signed on **JULY 7, 2008**, by **TIMOTHY BROWN COOPER AND DONNA KAY COOPER**, Grantor, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, SOLELY AS NOMINEE FOR SECURITY ATLANTIC MORTGAGE CO., INC., recorded **JULY 15, 2008**, at Official Records **INSTRUMENT NO. 20080715000286040** and assigned to **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A** at Official Records **INSTRUMENT NO. 20170314000085950**, all of in the public records of **SHELBY County, AL**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in his/her/their name the day and year first above written.


TIMOTHY BROWN COOPER, Grantor


DONNA KAY COOPER, Grantor

WITNESSES

<p>I certify that I witnessed the said Timothy Brown Cooper and Donna Kay Cooper sign before the above notary public, this the <u>7th</u> day of <u>July</u>, 2017.</p> <p></p> <p>Witness</p> <p>Printed name: <u>Sofie Gonzalez</u></p>	<p>I certify that I witnessed the said Timothy Brown Cooper and Donna Kay Cooper sign before the above notary public, this the <u>7</u> day of <u>JULY</u>, 2017.</p> <p></p> <p>Witness</p> <p>Printed name: <u>Kacey Cooper</u></p>
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STATE OF: Alabama

COUNTY OF: Chilton

I, Sofia Gonzalez (Name/Style of Officer) hereby certify that **TIMOTHY BROWN COOPER AND DONNA KAY COOPER**, whose names are signed to the foregoing conveyance, and who are personally known to me or has provided a Driver's License as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the same bears date.

Given under my hand this 7th day of July, 2017.

Sofia Gonzalez
Notary Public

Sofia Gonzalez

Printed Name:

Commission Number:

My Commission Expires: 1-22-2020

(Notary Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the NW ¼ of the SE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said quarter-quarter and run Southerly along the East side of said quarter-quarter for 506 feet, thence turn an angle of 90 degrees 04 minutes 27 seconds to the right and run 260.936 feet to the point of beginning. Then turn an angle of 35 degrees 47 minutes 59 seconds to the left and run 144.95 feet, then turn an angle of 38 degrees 12 minutes 00 seconds to the left and run 117.5 feet, then turn an angle of 101 degrees 26 minutes 00 seconds to the left and run 158.49 feet, then turn an angle of 96 degrees 44 minutes 00 seconds to the left and run 210.507 feet back to the point of beginning.

An Easement for Ingress/Egress, from the Right-of-Way of Bearden Road, along Cooper Drive to subject parcel, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 506.00'; thence S89°55'33"E, a distance of 260.94' to the POINT OF BEGINNING OF SAID EASEMENT; thence S54°16'28"W, a distance of 144.95'; thence N16°04'28"E, a distance of 50.38'; thence N51°27'41"E, a distance of 71.22' to a curve to the right, having a radius of 225.00, a central angle of 44°34'44", and subtended by a chord which bears N73°45'03"E, and a chord distance of 170.68'; thence along the arc of said curve, a distance of 175.06'; thence S83°57'35"E, a distance of 62.53' to a curve to the left, having a radius of 355.00, a central angle of 13°29'50", and subtended by a chord which bears N89°17'30"E, and a chord distance of 83.43'; thence along the arc of said curve, a distance of 83.63' to the Westerly R.O.W. line of Bearden Road, 100' R.O.W.; thence S31°31'16"E and along said R.O.W. line, a distance of 22.01' to a non-tangent curve to the right, having a radius of 375.00, a central angle of 14°51'17", and subtended by a chord which bears S88°36'47"W, and a chord distance of 96.95'; thence along the arc of said curve and leaving said R.O.W. line, a distance of 97.22'; thence N83°57'35"W, a distance of 62.53' to a curve to the left, having a radius of 205.00, a central angle of 32°55'49", and subtended by a chord which bears S79°34'31"W, and a chord distance of 116.21'; thence along the arc of said curve, a distance of 117.82'; thence S02°06'48"E, a distance of 14.99' to the POINT OF BEGINNING OF SAID EASEMENT as per Easement Survey prepared by Rodney Shiflett, RPLS # 21784, dated August 19, 2016, Job No. 16353.

Said Easement containing 0.23 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

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

Grantor's Name TIMOTHY COOPER
 Mailing Address DONNA COOPER
603 COOPER DR.
PELHAM, AL 35124

Grantee's Name WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH
 Mailing Address MORTGAGE LOAN TRUST A
1600 S. DOUGLASS RD, STE 200A
ANAHEIM, CA 92806

Property Address 603 COOPER DR.
PELHAM, AL 35124

Date of Sale 7/7/2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 198,080

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 TAX ASSESSOR

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 8/7/2017Print MICHAEL WARD

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/07/2017 09:59:22 AM
 \$28.00 CHERRY
 20170807000283780

Form RT-1