

Servicelink
10385 WestMoor Dr., Suite 100
Westminister, CO 80021

STATE OF ALABAMA)

SHELBY COUNTY)

DEED IN LIEU OF FORECLOSURE

***These documents were prepared without the benefit of a title search.**

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 Benjamin W. George and Nancy George, husband and wife, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., dated the 27th day of October, 2006, recorded in Instrument Number 20061103000542090, in the Probate Office of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Bank of America N.A. successor by merger to BAC Home Loan Servicing LP, fka Countrywide Home Loans Servicing LP by instrument recorded in Instrument Number 20120831000330130, in the aforesaid Probate Office; said mortgage subsequently transferred and assigned to Green Tree Servicing, LLC by instrument recorded in Instrument Number 20130815000332710, in the aforesaid Probate Office; and in further good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **BENJAMIN W. GEORGE, AN UNMARRIED WIDOWER** (herein referred to as "Grantors") does hereby grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** (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:

Lot 17, according to the survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, in the Probate Office of Shelby County, Alabama.

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 is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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 Grantor has hereunto set his signatures this the 30th day of October, 2017.

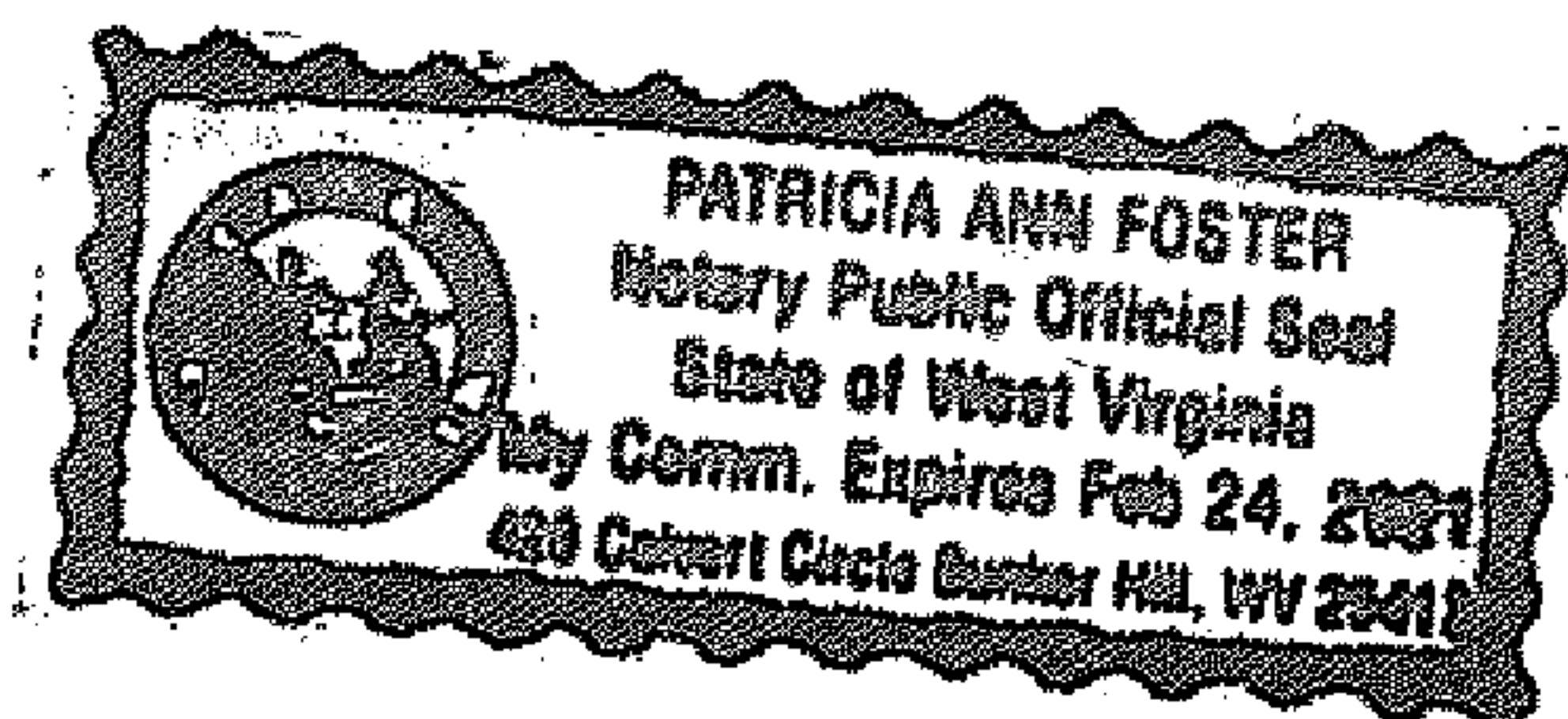
Benjamin W. George
Benjamin W. George

NOTARY ACKNOWLEDGEMENT

STATE OF West Virginia
Berkeley COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin W. George, an unmarried widower, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of October, 2017.



Patricia Ann Foster
NOTARY PUBLIC

My Commission Expires: 2-24-21

This Instrument Prepared By:
Rebecca Redmond, Esq.
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, AL 35255-5727
Sirote File # 424068

Real Estate Sales Validation Form

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

Grantor's Name Benjamin W. George

Grantee's Name Federal National Mortgage Association

Mailing Address 438 Thoreau Dr.
Inwood, WV 25428

Mailing Address 13455 Noel Road, Suite 660
Dallas, TX, 75240

Property Address 1973 Riva Ridge Rd.
Helena, AL 35080

Date of Sale 10/30/2017

Total Purchase Price

or

Actual Value

\$ 123,259.00

20171116000415910 11/16/2017 04:04:28 PM DEEDS 3/3

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
Going to government Entity

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 November 2, 2017

Jonah Booker AVP Ditech Financial LLC as Attorney in Fact
Print for Federal National Mortgage Association

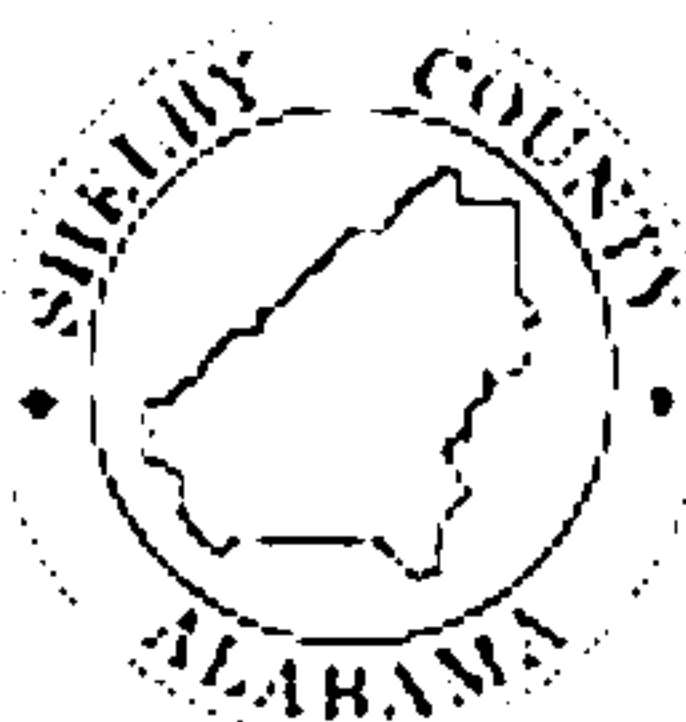
☐ Unattested

(verified by)

Sign

[Signature]

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/16/2017 04:04:28 PM
\$22.00 CHERRY
20171116000415910

[Signature]