


PREPARED BY:  
McCalla Raymer Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, Georgia 30076  
(800) 275-7171

Return To:  
Foreclosure Team 13  
1544 Old Alabama Road  
Roswell, GA 30076

CROSS REFERENCE: INSTRUMENT NO.  
20080213000059490 SHELBY COUNTY,  
AL RECORDS

Grantor: Timolyn Conwell  
125 Pineview Road  
Montevallo, AL 35115  
Phone: 1-800-416-1472

  
20180522000177800 1/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/22/2018 03:40:16 PM FILED/CERT

Grantee: Federal Home Loan Mortgage Corporation  
5000 Plano Parkway MS SW  
Carrollton TX 75010  
1-800-416-1472

## WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Alabama

COUNTY OF shelby

THIS INDENTURE, this 16th day of April, 2018 between Timolyn Conwell NKA Timolyn Gilbert and Rory Gilbert, wife and husband, as party of the first part, hereinafter called Grantor, and Federal Home Loan Mortgage Corporation, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Mortgage dated January 25, 2008, from Timolyn Conwell to Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation its successors and assigns, recorded in Instrument No. 20080213000059490, Shelby County, Alabama Probate Office, said Mortgage, as last transferred by assignment to Federal Home Loan Mortgage Corporation recorded simultaneously herewith.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Mortgage shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Mortgage. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

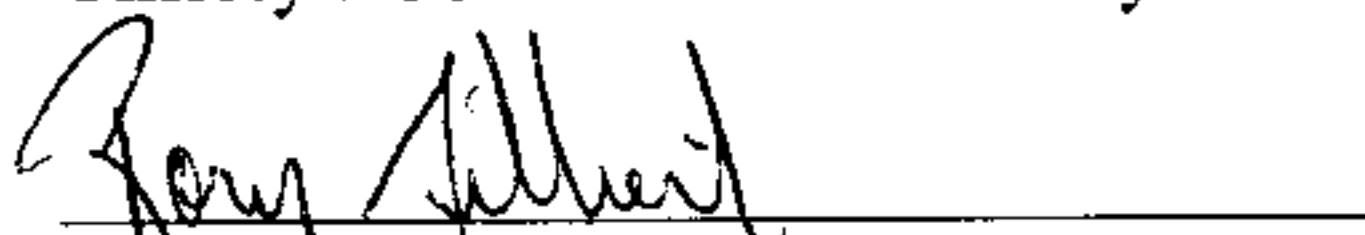
TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

  
Timolyn Conwell NKA Timolyn Gilbert

  
Rory Gilbert

Signing only to waive any marital or homestead interest which may be held in the property.

  
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STATE OF Alabama

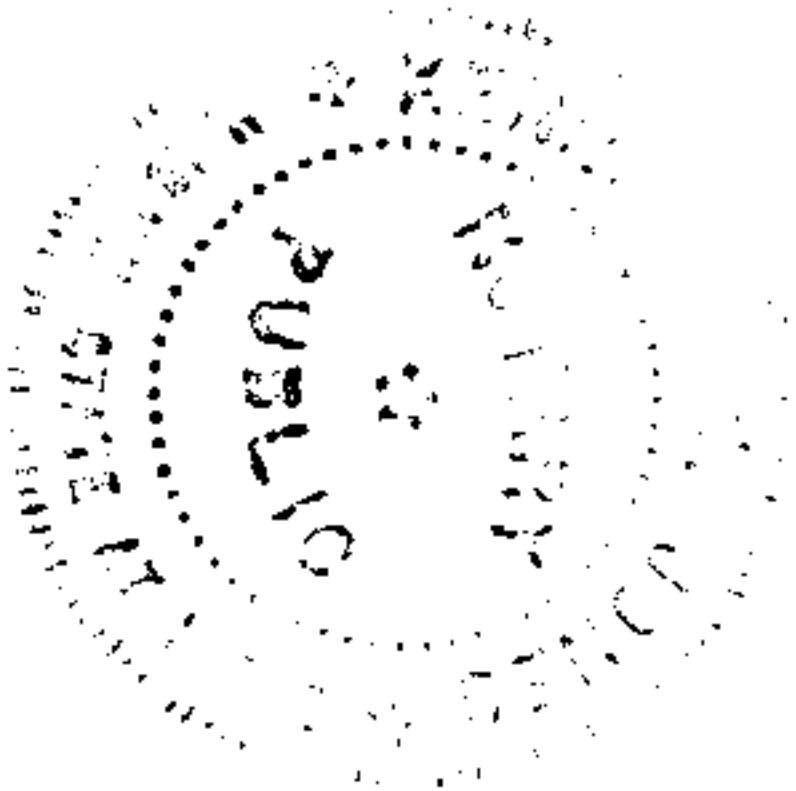
COUNTY OF shelby

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Timolyn Conwell NKA Timolyn Gilbert and Rory Gilbert, whose names are signed to the foregoing instrument and who are known to me, who acknowledged before me this date that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 6th day of April 20 18

Kenneth W. Jones  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_ MY COMMISSION EXPIRES FEBRUARY 14, 2021



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**EXHIBIT "A"**

LOT 1, BLOCK 1, ACCORDING TO THE SURVEY OR ARDEN'S SUBDIVISION OF THE TOWN OF MONTEVALLO, ALABAMA, AS RECORDED IN MAP BOOK 3 PAGE 64 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING: PART OF THE NW  $\frac{1}{4}$  OF SE  $\frac{1}{4}$ , SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, IDENTIFIED AS TRACT NO. 6 ON PROJECT NO. STPBH-9802 (PS) IN SHELBY, COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW  $\frac{1}{4}$  OF SE  $\frac{1}{4}$ , THENCE EASTERLY ALONG THE NORTH LINE OF SAID NW  $\frac{1}{4}$  OR SE  $\frac{1}{4}$  A DISTANCE OF 1.577 METERS TO THE EXISTING EAST RIGHT OF WAY OF SAID STATE ROUTE 119; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 37.171 METERS, MORE OR LESS, TO A POINT THAT IS 11.3 METERS EASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD 119 AT STATION 12+70 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN TO BE CONVEYED; THENCE CONTINUE SOUTHERLY ALONG THE EXISTING EAST RIGHT OF WAY LINE OF STATE ROAD 119 A DISTANCE OF 20.719 METERS, MORE OR LESS, TO THE EXISTING NORTH OF RIGHT OF WAY LIEN OF PINE VIEW ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.313 METERS TO A POINT THAT IS 22 METERS EASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD 119 AT STATION 12+49; THENCE NORTHERLY, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 20.763 METER, MORE OR LESS, TO A POINT THAT IS 22 METERS EASTERLY OF AND AT RIGHT ANGLES TO SAID CENTERLINE AT 12+70; THENCE WESTERLY A DISTANCE OF 10.702 METERS TO THE POINT OF BEGINNING.



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<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Timolyn Conwell NKA Timolyn Gilbert and Rory Gilbert	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	114 Heritage Pkwy Montevallo, AL 35115	Mailing Address	5000 Plano Parkway MS SW Carrollton TX 75010
Property Address	125 Pineview Road Montevallo, AL 35115	Date of Sale	04/06/2018
		Total Purchase price	\$73,876.78
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> Other Unpaid loan balance at time of Deed in Lieu of Foreclosure
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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	5/18/18	Print	Matthew Arg
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

