

Source of Title  
Deed Book N/A  
Page N/A

After Recording Return To:  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

This Document Prepared By:  
RUTH RUHL, P.C.  
Ruth Ruhl, Esquire  
12700 Park Central Drive, Suite 850  
Dallas, Texas 75251

Send Tax Notice To:  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

[Space Above This Line For Recording Data]  
Loan No.: 2163169  
Investor No.: 6000286872

DEED IN LIEU OF FORECLOSURE

State of NC §  
County of ASHE §

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of the amount owed to Grantee under that certain Note and Mortgage, Deed of Trust or Deed to Secure Debt ("Security Instrument") executed by Colvin H. Crandall, Jr., a single person to Wells Fargo Bank, N.A.

dated April 13th, 2007, and recorded in Mortgage Book N/A, Page N/A, Instrument No. 20070420-000183370 in the Probate Office of Shelby County, Alabama, and in further consideration of the sum of One Dollar (\$1.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Elizabeth Crandall Lyle aka Elizabeth E. Crandall Lyle, as Personal Representative and Heir at law; and Sherman Lyle, her husband and Bryan H. Crandall, a single man, as Heir at law; and David C. Crandall, Heir at law; and Carol Crandall, his wife; of the Estate of Colvin Henry Crandall, Jr., deceased, 1219 Berwick Road, Birmingham, Alabama 35242, ("Grantor"), do grant, bargain, sell and convey unto Federal National Mortgage Association, whose address is 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892 ("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:

Loan No.: 2163169  
Investor No.: 6000286872

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, IF APPLICABLE.

COMMONLY KNOWN AS: 1219 Berwick Road, Birmingham, Alabama 35242

TAX ID: 03 9 32 0 003 121.000

This deed is given in lieu of foreclosure of that certain Security Instrument referred to hereinabove.

It is understood and agreed that the lien and title of the Security Instrument 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 Security Instrument, and the indebtedness secured thereby, and, in any such event, said Grantee shall have the right to proceed to a foreclosure of the Security Instrument 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 therein from intervening claims or liens of third persons, which were junior to the lien of the Security Instrument.

And the Grantors do assign, 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 they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 said, has hereunto set signature and seal this 27<sup>th</sup> day of June, 2018.

Elizabeth Crandall Lyle aka Elizabeth E. --Grantor  
Crandall Lyle, Personal Representative of  
the Estate of Colvin Henry Crandall, Jr.

Elizabeth Crandall Lyle aka Elizabeth E. --Grantor  
Crandall Lyle, Heir at law of the Estate of  
Colvin Henry Crandall, Jr.

Sherman Lyle --Grantor  
*[Signature]*  
Bryan H. Crandall, Heir at law of the --Grantor  
Estate of Colvin Henry Crandall, Jr.



Loan No.: 2163169  
Investor No.: 6000286872

\_\_\_\_\_  
David C. Crandall, Heir at law of the                      --Grantor  
Estate of Colvin Henry Crandall, Jr.

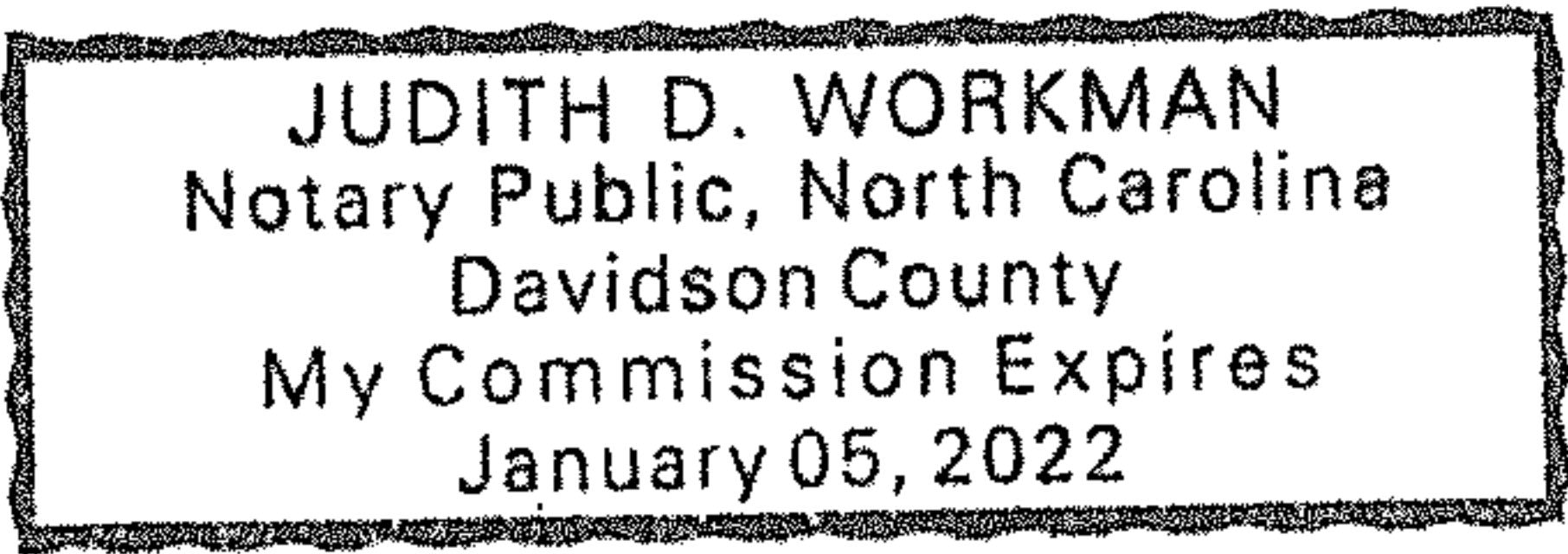
\_\_\_\_\_  
Carol Crandall    --Grantor

GRANTOR ACKNOWLEDGMENT

State of North Carolina §  
County of Davidson §

I, Judith D. Workman, Notary Public [name and style of officer], hereby certify that ~~Elizabeth Crandall Lyle aka Elizabeth E. Crandall Lyle, Personal Representative of the Estate of Colvin Henry Crandall, Jr. and Elizabeth Crandall Lyle aka Elizabeth E. Crandall Lyle, Heir at law of the Estate of Colvin Henry Crandall, Jr. and Sherman Lyle and Bryan H. Crandall, Heir at law of the Estate of Colvin Henry Crandall, Jr. and David C. Crandall, Heir at law of the Estate of Colvin Henry Crandall, Jr. and Carol Crandall~~ whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand this 27<sup>th</sup> day of JUNE, A.D. 2018.

(Seal)



Judith D. Workman  
Notary Signature  
Judith D. Workman  
Printed Name  
\_\_\_\_\_  
Notary Public  
Style of Officer

Loan No.: 2163169  
Investor No.: 6000286872

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART IHEREOF, IF APPLICABLE.

COMMONLY KNOWN AS: 1219 Berwick Road, Birmingham, Alabama 35242

TAX ID: 03 9 32 0 003 121.000

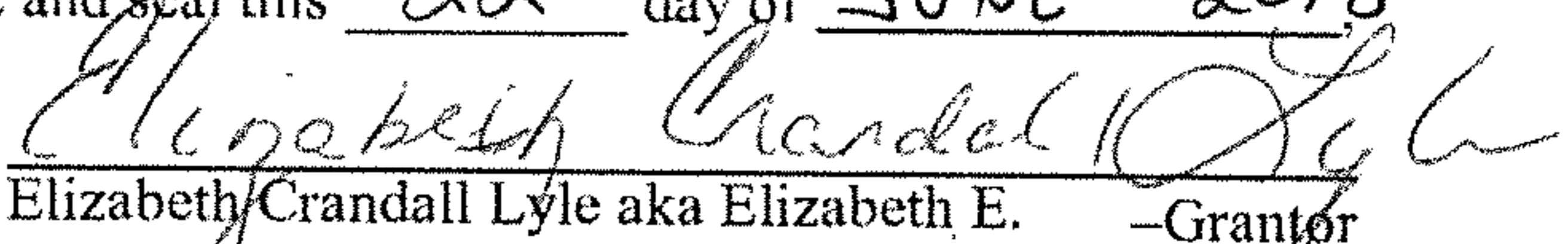
This deed is given in lieu of foreclosure of that certain Security Instrument referred to hereinabove.

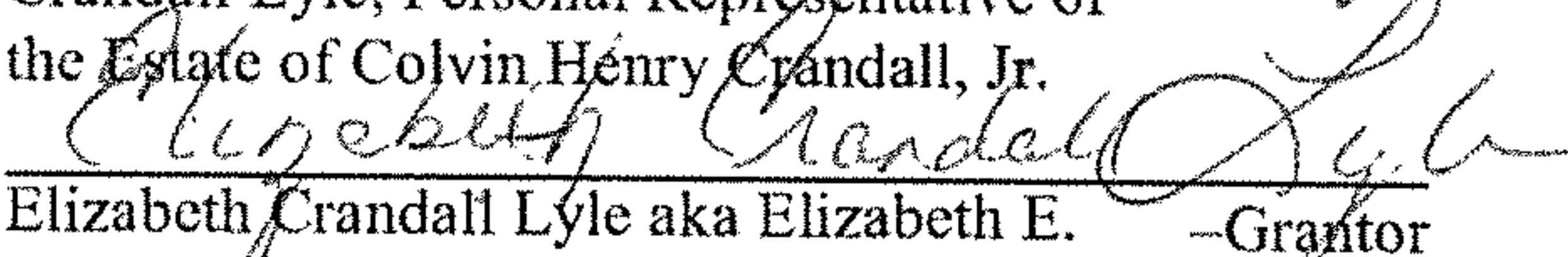
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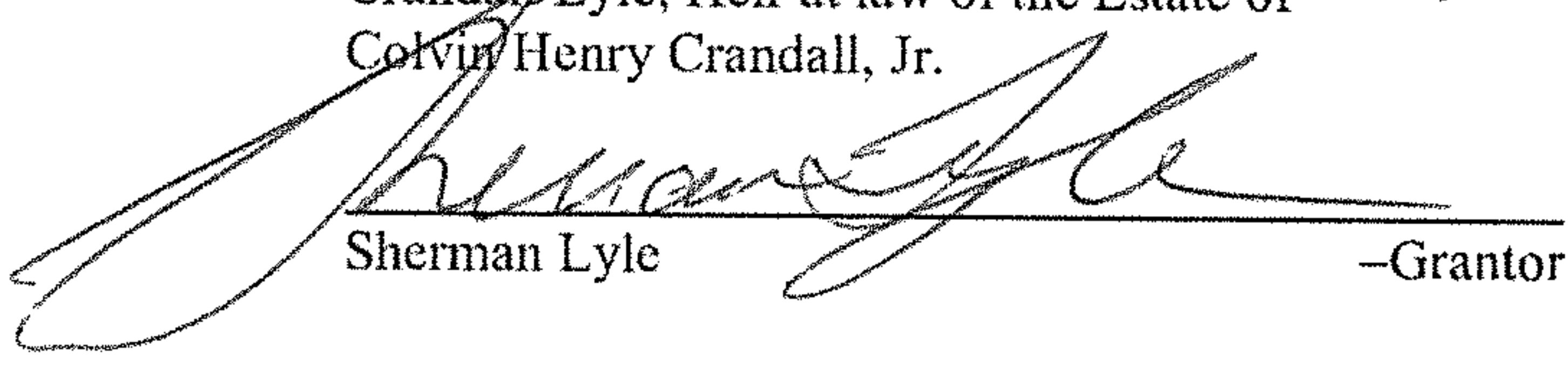
And the Grantors do assign, covenant with the said Grantee that he is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and 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.

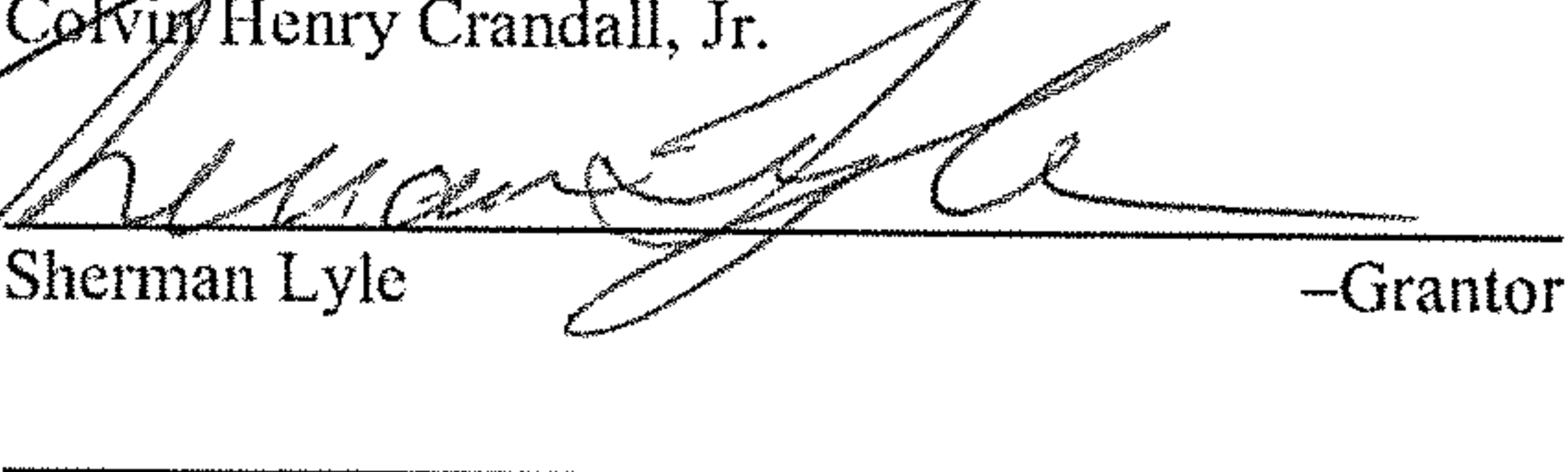
TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said, has hereunto set signature and seal this 22 day of JUNE 2018

  
Elizabeth Crandall Lyle aka Elizabeth E. -Grantor  
Crandall Lyle, Personal Representative of  
the Estate of Colvin Henry Crandall, Jr.

  
Elizabeth Crandall Lyle aka Elizabeth E. -Grantor  
Crandall Lyle, Heir at law of the Estate of  
Colvin Henry Crandall, Jr.

  
Sherman Lyle -Grantor


  
Bryan H. Crandall, Heir at law of the -Grantor  
Estate of Colvin Henry Crandall, Jr.



Carol Crandall -Grantor

State of NC §  
County of ASHE §

Given under my hand this 22 day of JUNE, A.D. 2018.

  
Notary Signature

JOSEPH P GALLAGHER  
Printed Name

**JOSEPH P GALLAGHER**  
**NOTARY PUBLIC**  
Yadkin County  
North Carolina

David C. Crandall  
David C. Crandall, Heir at law of the Estate of Colvin Henry Crandall, Jr. -Grantor

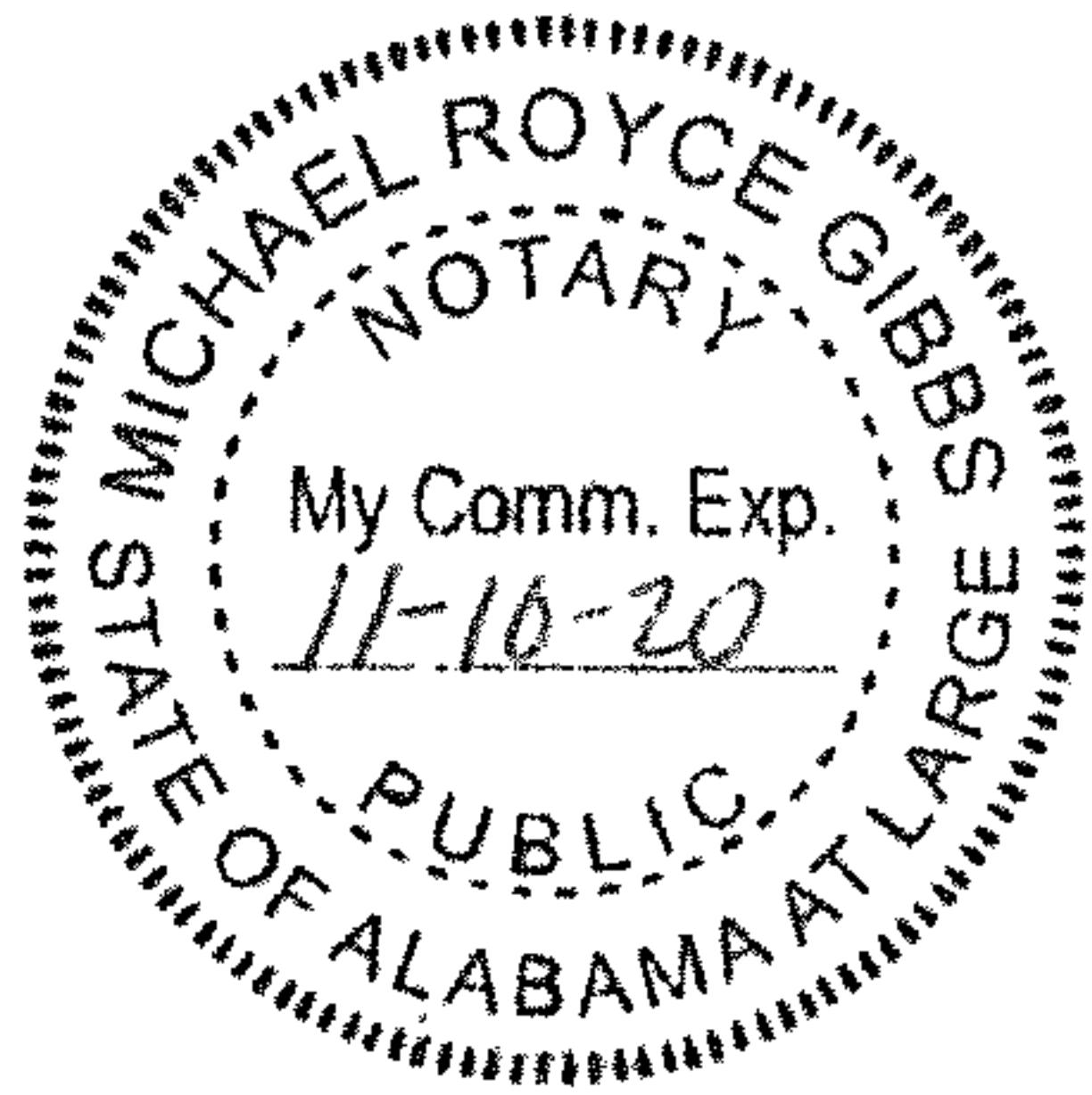
Carol Crandall  
Carol Crandall -Grantor

GRANTOR ACKNOWLEDGMENT

State of ALABAMA §  
County of Shelby §

I, Michael Royce Gibbs [name and style of officer], hereby certify that ~~Elizabeth Crandall Lyle aka Elizabeth E. Crandall Lyle, Personal Representative of the Estate of Colvin Henry Crandall, Jr. and Elizabeth Crandall Lyle aka Elizabeth E. Crandall Lyle, Heir at law of the Estate of Colvin Henry Crandall, Jr. and Sherman Lyle and Bryan H. Crandall, Heir at law of the Estate of Colvin Henry Crandall, Jr. and~~ David C. Crandall, Heir at law of the Estate of Colvin Henry Crandall, Jr. and Carol Crandall whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand this 23<sup>rd</sup> day of June, A.D. 2018.

(Seal)



Michael Royce Gibbs  
Notary Signature

Michael Royce Gibbs  
Printed Name

Notary Public  
Style of Officer

Loan No.: 2163169  
Investor No.: 6000286872

20180712000248050 07/12/2018 11:36:57 AM DEEDS 7/10

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

LOT 121, ACCORDING TO SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO: 03 9 32 0 003 121.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: GREYSTONE RIDGE PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP  
GRANTEE: COLVIN H. CRANDALL, JR. AND BARBARA JEAN CRANDALL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
DATED: 08/02/1993  
RECORDED: 08/06/1993  
DOC#/BOOK-PAGE: 19930806-000232561

BARBARA JEAN CRANDALL IS DECEASED.

COLVIN H. CRANDALL, JR. DATE OF DEATH 10/07/2017.

LETTERS TESTAMENTARY GRANTED TO ELIZABETH CRANDALL LYLE RECORDED 03/01/2018 IN DOCUMENT NO. 20180301-000065500.

ADDRESS: 1219 BERWICK ROAD, BIRMINGHAM, AL 35242

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EXHIBIT "A"



Loan No.: 2163169  
Investor No.: 6000286872

EXHIBIT “B”

Said Security Instrument was assigned as follows:

- (1)

To

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

by assignment dated October 11th, 2017, and recorded on October 17th, 2017 in Book N/A, Page N/A, Instrument No. 20171017-000377720 in the Probate Office of Shelby County, Alabama.
- (2)

To

Federal National Mortgage Association

by assignment dated ~~N/A~~ 7-2-18, and recorded on ~~N/A~~ hebrewith in Book N/A, Page N/A, Instrument No. N/A in the Probate Office of Shelby County, Alabama.
- (3)

To

N/A

by assignment dated N/A, and recorded on N/A in Book N/A, Page N/A, Instrument No. N/A in the Probate Office of Shelby County, Alabama.
- (4)

To

N/A

by assignment dated N/A, and recorded on N/A in Book N/A, Page N/A, Instrument No. N/A in the Probate Office of Shelby County, Alabama.



# Real Estate Sales Validation Form

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

20180712000248050 07/12/2018 11:36:57 AM DEEDS 9/10

Grantor's Name Elizabeth Crandall Lyle aka  
Mailing Address Elizabeth E. Crandall Lyle, Personal Representative and Heir at law; Sherman Lyle, David C.

Grantee's Name Federal National Mortgage  
Mailing Address Association  
3900 Wisconsin Ave, NW  
Washington, DC 20016

Property Address 1219 Berwick Road  
Birmingham, AL 35242

Date of Sale  
Total Purchase Price \$ ~~174,229.27~~  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 187,500

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Deed in Lieu of Foreclosure mortgage credit  
☐ Closing Statement

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 7/2/18

Print Jobin Jacob

Unattested

Sign John 26

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Loan No.: 2163169  
Investor No.: 6000286872

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LETTERS TESTAMENTARY GRANTED TO ELIZABETH CRANDALL LYLE RECORDED 03/01/2018 IN DOCUMENT NO. 20180301-000065500.

ADDRESS: 1219 BERWICK ROAD, BIRMINGHAM, AL 35242



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/12/2018 11:36:57 AM  
\$229.50 CHERRY  
20180712000248050

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.