

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                     )

Jesse Hipps, Sr. and Eunice Elaine Hipps,  
Husband and Wife

**DEED IN LIEU OF FORECLOSURE**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Jesse Hipps, Sr. and Eunice Elaine Hipps, Husband and Wife (herein referred to as "Grantor(s)"), do hereby grant, bargain, sell and convey unto Wells Fargo Bank, NA (herein referred to as "Grantee"), all that certain property situated in SHELBY County, Alabama, as more particularly described as follows, to-wit:

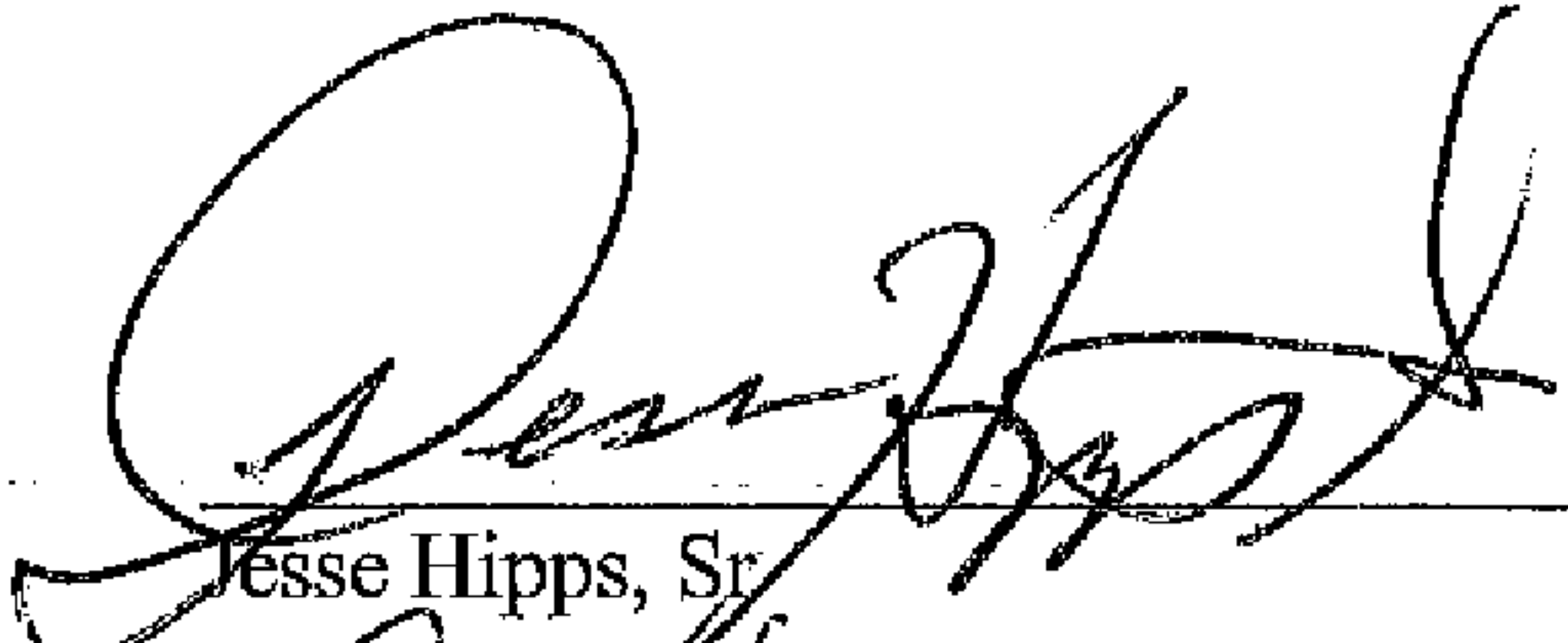
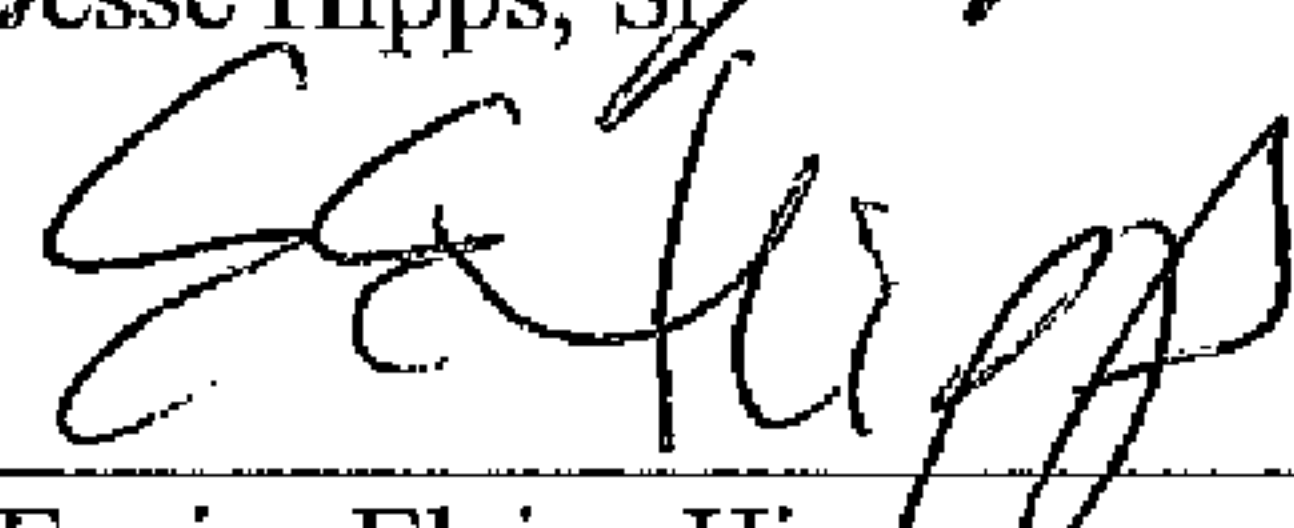
SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA

LOT 1, ACCORDING TO THE SURVEY OF HAMLET 4TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

THIS IS A DEED IN LIEU OF FORECLOSURE. It is the intention of the Grantors and Grantee that this deed, and the effect of the conveyance evidenced hereby, shall be governed by, and interpreted according to the provisions of Code of Alabama § 35-10-50. et seq. Without limiting the generality of the foregoing sentence, the Grantors and Grantee agree that this deed shall have the effect of transferring absolute title to the above described property to the Grantee free of any statutory or equitable right of redemption in the Grantors or anyone claiming by or through the Grantors. It is further the intention of the Grantors and Grantee that the lien created by that certain Mortgage recorded in Book Instrument #, Page 20121002000376000 of the Office of the Judge of Probate of SHELBY County, Alabama, aforesaid records, will not merge into the fee title acquired by the Grantee pursuant to this deed. No such merger will occur until such time as the Grantee executes a written Instrument specifically effecting such merger or releasing said Mortgage and duly recording the same. It is further agreed by the parties that as of the date of execution of this deed, any personal property remaining on the property will be considered abandoned.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging unto the said GRANTEE, his successors and assigns forever. The said GRANTOR does covenant for his/herself, him/her heirs, executors and assigns, that at the signing of these presents, he/she is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same clear from all encumbrances (excepting only the Mortgage described above), and that he/she and his/her heirs, executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging unto said GRANTEE, his/her successors and assigns, against all lawful claims and demands whatsoever; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or the second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party; interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

WITNESS the HAND and SEAL of the GRANTOR on this 30 day of May, 2018.

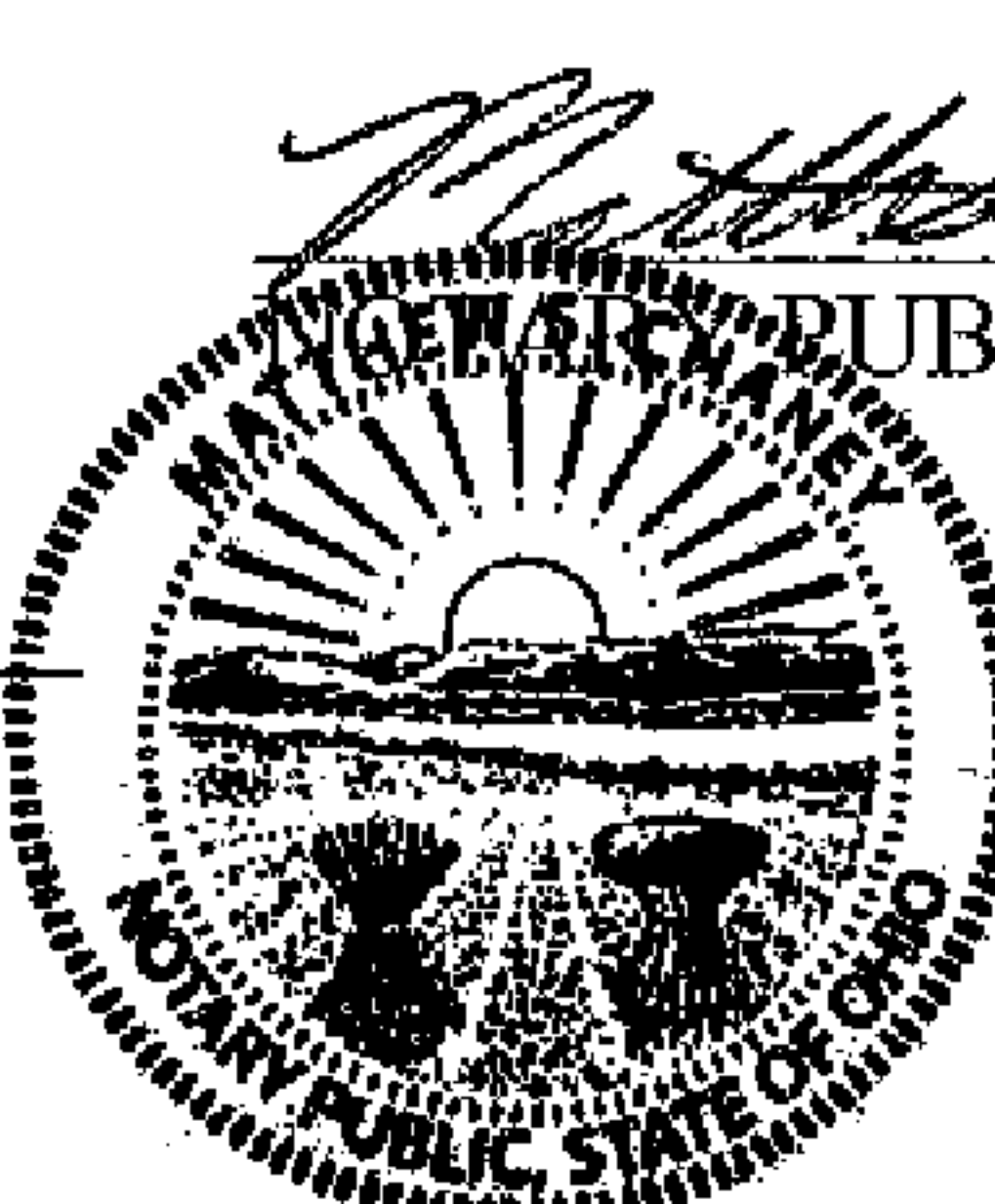
  
 Jesse Hipps, Sr.  
  
 Eunice Elaine Hipps

*Ohio 5/30/18*  
 STATE OF ~~ALABAMA~~ )  
 COUNTY OF *Hamilton* )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jesse Hipps, Sr, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

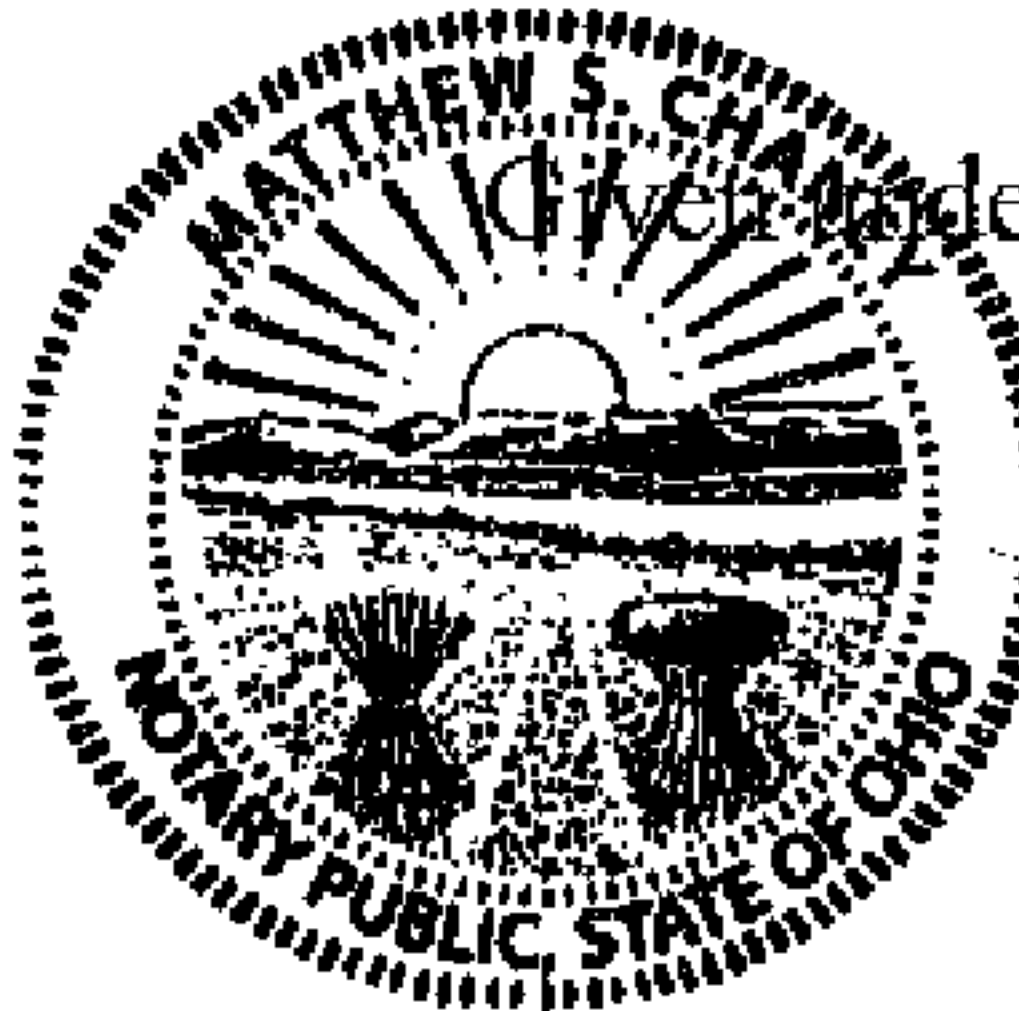
Given under my hand and official seal this 30 day of May 2018.


My Commission Expires: 6/07/2022  
*Ohio*  
 STATE OF ~~ALABAMA~~ )  
 COUNTY OF *Hamilton* )

  
 MATTHEW S. CHANEY  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Expires 06/07/2022

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Eunice Elaine Hipps, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May 2018.

  
 MATTHEW S. CHANEY  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Expires 06/07/2022

  
 NOTARY PUBLIC

My Commission Expires: 6/07/2022

This instrument prepared by:  
 SHAPIRO & INGLE, LLP  
 10130 Perimeter Parkway, Suite 400  
 Charlotte, NC 28216  
 17-014318

Grantee's Address:  
 Wells Fargo Bank, N.A.  
 3476 Stateview Blvd  
 MAC # X7801-013 (FC)  
 Fort Mill, South Carolina 29715

## Real Estate Sales Validation Form

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

Grantor's Name Hipps, Jesse and Eunice  
Mailing Address 901 5th Ave Northwest  
Alabaster, AL 35007

Grantee's Name Wells Fargo Bank, N.A.  
Mailing Address 3476 Stateview Blvd  
Fort Mill, South Carolina 29715

**20190613000209650 06/13/2019 03:20:28 PM DEEDS 3/3**

901 5th Ave Northwest  
Alabaster, AL 35007

Date of Sale 06/13/2019  
Total Purchase Price \$\_183153.99

or

Actual Value \$ \_\_\_\_\_

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)

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 of 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 06/13/2019

Print \_\_\_\_\_ Christy Hayes \_\_\_\_\_

\_\_\_\_ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/13/2019 03:20:28 PM  
\$22.00 CHERRY  
20190613000209650

*Allen S. Bayl*