

STATE OF ALABAMA)
SHELBY COUNTY)

20221121000428380
11/21/2022 11:24:27 AM
DEEDS 1/4

DEED IN LIEU OF FORECLOSURE

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 Amy T. Craft, an unmarried woman, to Compass Bank, on July 31, 2002, recorded in Instrument Number 20020807000370990 in the Probate Office of Shelby County, Alabama; and in further good and valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Amy T. Craft, an unmarried woman** (herein referred to as "Grantor(s)"), do/does hereby grant, bargain, sell and convey unto **PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank** (herein referred to as "Grantee"), all of his/her/their right, title and interest in the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is described as follows:

Land situated in Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 866.03 feet to the Point of Beginning of the herein described parcel and a point in the centerline of the South Central Bell Telephone Company right of way thence deflect 123 degrees 22 minutes to the left and run in a Northwesterly direction a distance of 209.86 feet to a point; thence turn a interior angle of 117 degrees 04 minutes 00 seconds and run to the right and in a Northeasterly direction a distance of 18.03 feet to a point; thence turn an interior angle of 110 degrees 40 minutes and run to the right and in a Southeasterly direction a distance of 69.45 feet to a point; thence turn an interior angle of 171 degrees 28 minutes and run to the right and in a Southeasterly direction a distance of 77.84 feet to a point; thence turn an interior angle of 172 degrees 20 minutes 30 seconds and run to the right and in a Southeasterly direction a distance of 292.86 feet to a point at the intersection of an old fence and the meander of a branch, thence turn an interior angle of 143 degrees 40 minutes 30 seconds and run to the right in a Southeasterly direction and along the old fence right of way a distance of 136.26 feet to a point; thence turn an interior angle of 241 degrees 59 minutes and run to the left in an Easterly direction and along the old fence right of way a distance of 129.43 feet to a point; thence turn an interior angle of 89 degrees 03 minutes and run to the right in a Southerly direction a distance of 309.41 feet to a point; thence turn an interior angle of 181 degrees 22 minutes and run to the left in a Southeasterly direction a distance of 387.05 feet to a point, said point being the center line of said Telephone Company right of way; thence turn an interior angle of 31 degrees 47 minutes and run to

the right and in a Northwesterly direction a distance of 928.65 feet, more or less, to the Point of Beginning and along said Telephone Company right of way center line to the Point of Beginning of the herein described parcel.

This deed is given in lieu of foreclosure of that certain Mortgage referred to hereinabove and is executed by the aforementioned Grantor(s).

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(s), 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(s) do/does assign and covenant with the said Grantee that he/she/they is/are lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that he/she/they has/have a good right to sell and convey the same as aforesaid; and that he/she/they will, and his/her/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.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set his/her/their signature on the day written below.

Amy Craft
Amy Craft, Grantor

NOTARY ACKNOWLEDGEMENT

STATE OF Alabama)
Walker COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Craft, 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/she executed the same voluntarily on the day the same bears date.

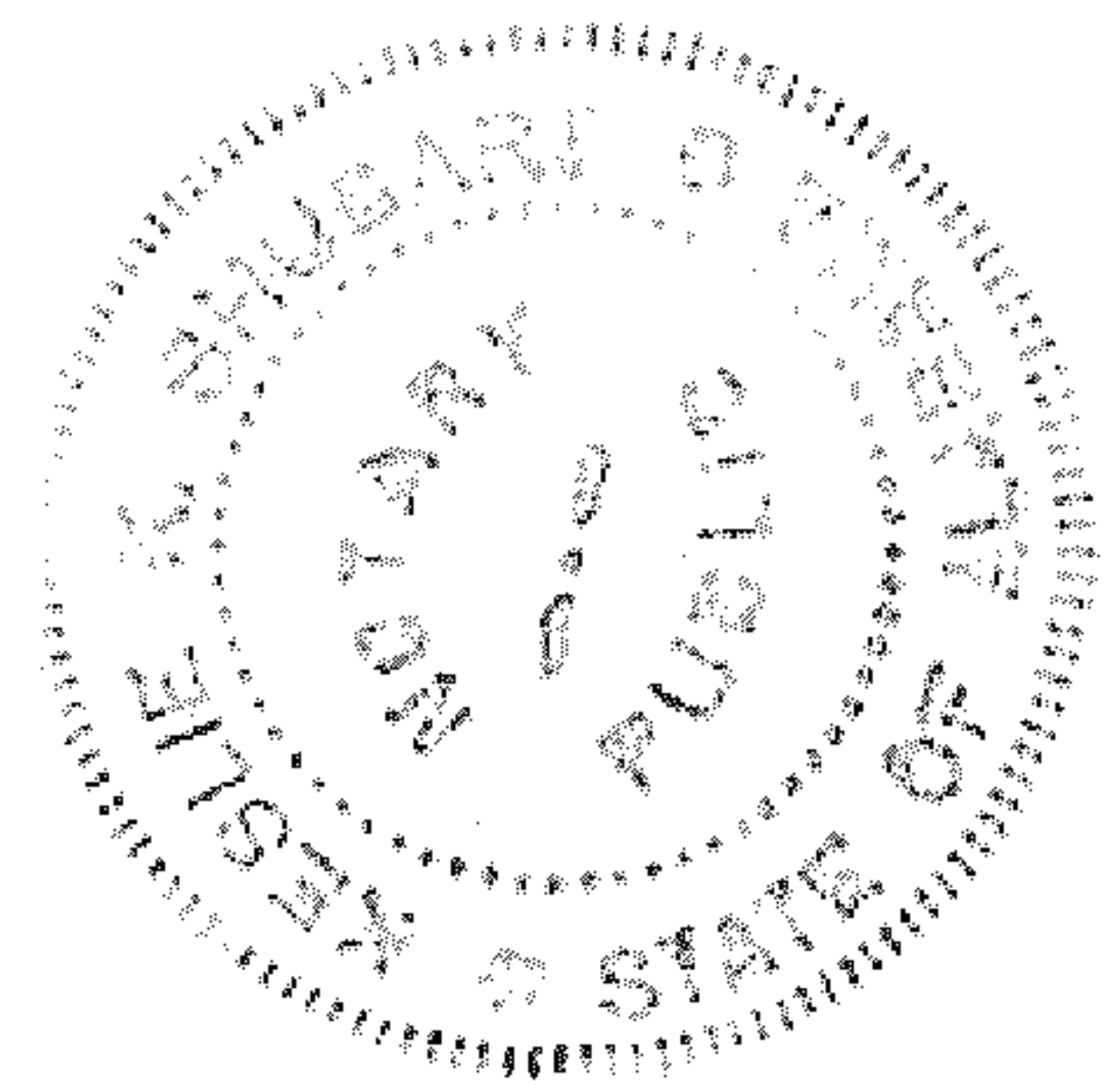
Given under my hand and official seal on this the 26th day of September 2022.

Keslie K. Shugart
NOTARY PUBLIC

My Commission Expires: _____
KESLIE K. SHUGART
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 22, 2026

This instrument prepared by:
Tiffany & Bosco, P.A.
Elizabeth Loefgren, Esq.
2311 Highland Avenue South
Suite 330
Birmingham, AL 35205

File No. 22-05515



Real Estate Sales Valuation Form

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

Grantor's Name	Amy T. Craft, an unmarried woman	Grantee's Name	PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank
20221121000428380 11/21/2022 11:24:27 AM DEEDS 4/4			
Mailing Address	217 Short St Parrish, AL 35580	Mailing Address	3232 Newmark Drive Miamisburg, OH 45342

Property Address 260 Sun Valley Circle
 Sterrett, AL 35147

Date of Sale 11/21/2022

Total Purchase Price
 or
 Actual Value \$ _____
 or
Assessor's Market Value \$136,250.00

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"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor
<input type="checkbox"/> 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.

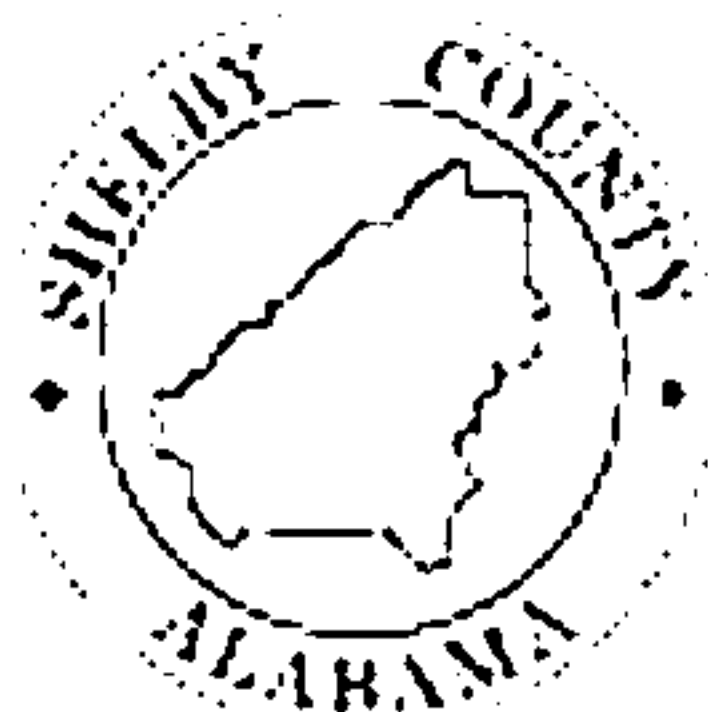
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/21/2022

Print Katelyn Richardson

Sign *Katelyn Richardson*
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/21/2022 11:24:27 AM
\$33.00 JOANN
20221121000428380

Allen S. Bayl