

STATE OF ALABAMA

COUNTY OF SHELBY

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that THE ESTATE OF JERRY C. BATES (aka GERALDINE C. BATES), deceased, Shelby County Probate Court Case No. PR-2022-000455, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by SECRETARY OF HOUSING AND URBAN DEVELOPMENT, hereinafter called the Grantee, receipt of which is hereby acknowledged, and in further consideration of the agreement by the Grantee (as evidenced by Grantee's signature hereon) to accept conveyance of the real property described in a certain reverse mortgage dated June 27, 2012 and recorded in Instrument No. 20120706000240170 from BRUCE N. BATES and JERRY C. BATES to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Bank; said reverse mortgage being lastly assigned to SECRETARY OF HOUSING AND URBAN DEVELOPMENT by instrument recorded in Instrument No. 20190118000020010 in the office of the Judge of Probate of SHELBY County, Alabama, in lieu of foreclosure of said reverse mortgage, and to waive any claim for deficiency as to the unpaid balance of the indebtedness evidenced by promissory note and secured by said reverse mortgage, and to consider the promissory note representing said indebtedness as being discharged and satisfied by the execution and delivery of this instrument, and the acceptance thereof, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee, all that certain real property in SHELBY County, Alabama described as follows to wit:

Lots 2, 3, 4 and 5 in Block A, Farris Subdivision, First Addition as recorded in Map Book 4, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama. Also, Lot 11 in Block 1, Farris Subdivision, First Addition as recorded in Map Book 4, Page 20 in the Office of the Judge of Probate of Shelby County, Alabama. Less and Except the West 100 feet thereof, situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, FOREVER.

The conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) are made subject to the following:

1. Lien of taxes hereafter falling due.
2. The conditions, covenants, reservations, restrictions, limitations, exceptions and easements applicable to the above described property contained and referred to in instruments recorded in said records, or on plat recorded in said records.
3. Any claim which might arise as the result of any discrepancy between the actual and record lengths and/or bearings of the property lines, from any fence which may not coincide with the lot lines, or from any overlaps or encroachments, if any.

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

And, except as provided above, the Grantor, for itself, its successors and assigns, hereby covenant to and with the said Grantee, its heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that they are in peaceful possession thereof, and have a perfect right to sell and convey the same; that the same is free from all encumbrances, and that they will forever warrant and defend the title to and possession of said property unto the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

The Estate of JERRY C. BATES (aka GERALDINE C. BATES), deceased, claims fee simple ownership to the hereinabove described real property by virtue of the survivorship clause contained in the deeds to BRUCE N. BATES and JERRY C. BATES recorded in Official Records Book 257, Page 852 and Official Records Book 265, Page 475, and the death of Bruce N. Bates on or about December 2, 2021. A copy of said death certificate is attached hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 16th day of October, 2024.

Grantor:

ESTATE OF JERRY C. BATES
(aka GERALDINE C. BATES) deceased
SHELBY COUNTY PROBATE COURT
CASE NO. PR-2022-000455

BY: Cynthia Crabb
Cynthia Crabb
As Personal Representative

~~GRANTEE:~~

~~SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
ITS SUCCESSORS AND ASSIGNS
By: COMPULINK, As Its Attorney in Fact~~

~~By: _____
Print: Lisa Kubsch
Title: Loan Servicing Manager- Duly Authorized~~

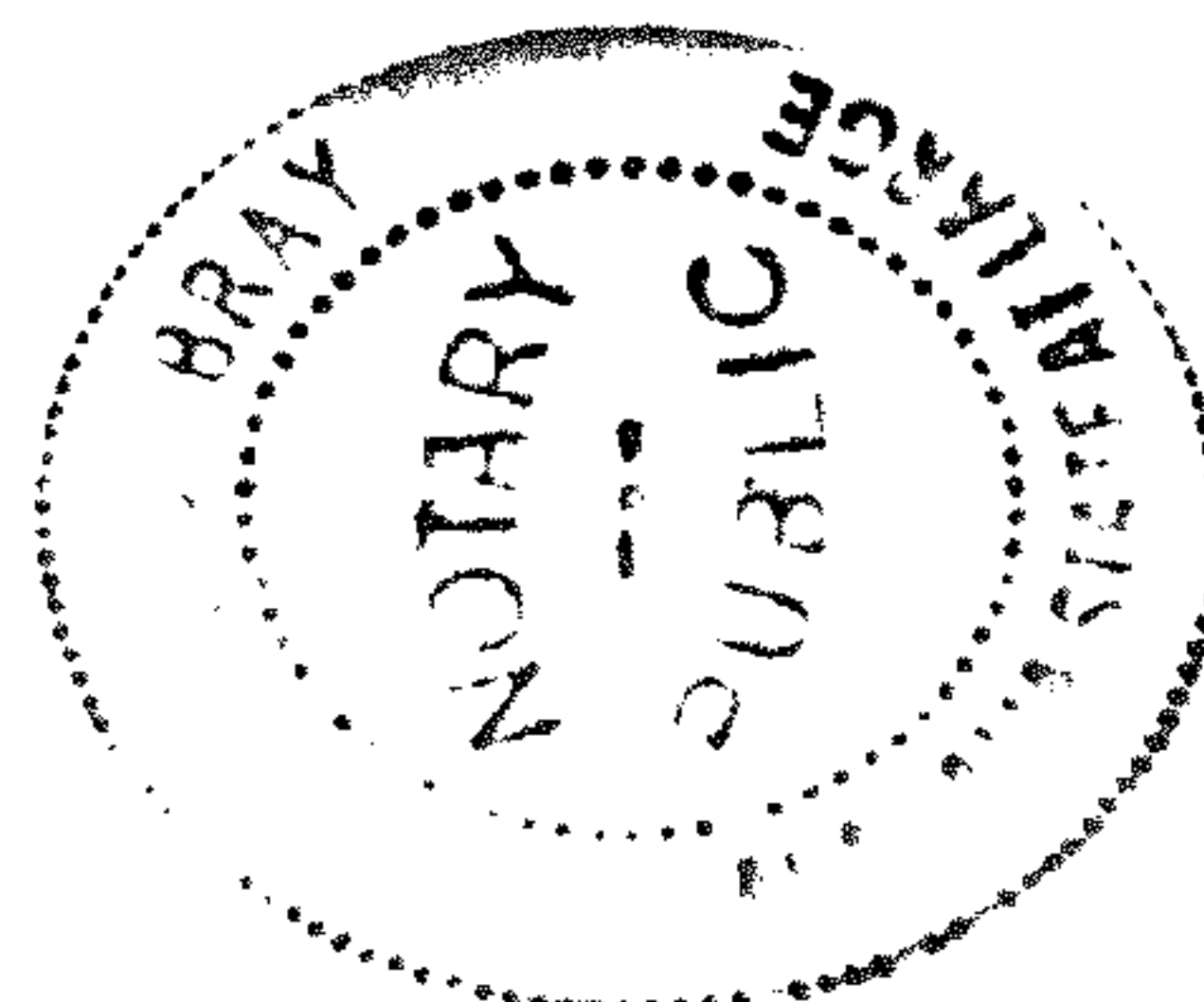
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that CYNTHIA CRABB whose name as Personal Representative of the Estate of JERRY C. BATES (aka GERALDINE C. BATES), deceased 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, she, as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of October, 2024.

Avin C Brax
NOTARY PUBLIC
My commission expires: 7-27-27

[AFFIX SEAL]



And, except as provided above, the Grantor, for itself, its successors and assigns, hereby covenant to and with the said Grantee, its heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that they are in peaceful possession thereof, and have a perfect right to sell and convey the same; that the same is free from all encumbrances, and that they will forever warrant and defend the title to and possession of said property unto the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

The Estate of JERRY C. BATES (aka GERALDINE C. BATES), deceased, claims fee simple ownership to the hereinabove described real property by virtue of the survivorship clause contained in the deeds to BRUCE N. BATES and JERRY C. BATES recorded in Official Records Book 257, Page 852 and Official Records Book 265, Page 475, and the death of Bruce N. Bates on or about December 2, 2021. A copy of said death certificate is attached hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this ____ day of _____, 2024.

Grantor:

ESTATE OF JERRY C. BATES
(aka GERALDINE C. BATES) deceased
SHELBY COUNTY PROBATE COURT
CASE NO. PR-2022-000455

BY:

Cynthia Crabb
As Personal Representative

GRANTEE:

SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
ITS SUCCESSORS AND ASSIGNS
By: COMPULINK, As Its Attorney in Fact

By:

Print: Christopher Cole

Title: Loan Servicing Manager- Duly Authorized

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that CYNTHIA CRABB whose name as Personal Representative of the Estate of JERRY C. BATES (aka GERALDINE C. BATES), deceased 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, she, as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2024.

NOTARY PUBLIC

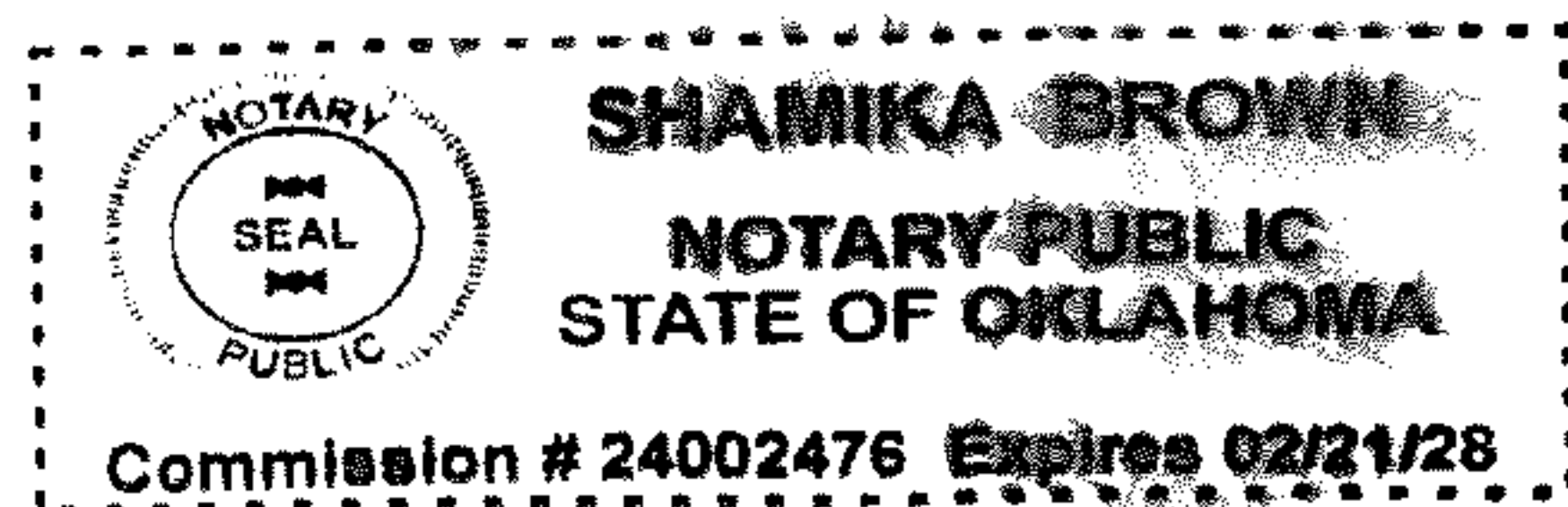
My commission expires: _____

[AFFIX SEAL]

STATE OF OK
COUNTY OF TWAGA

I, the undersigned Notary Public in and for said County in said State, hereby certify that Christopher Cole, whose name as Loan Servicing Manager - Duly Authorized, for COMPULINK, as attorney in fact for Secretary of Housing and Urban Development, 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 the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity.

Given under my hand and seal this 8 day of November, 2024.



Shamika Brown
NOTARY PUBLIC
My commission expires: 2-21-28
[AFFIX SEAL]

This instrument prepared by:
Goodman G. Ledyard
Pierce Ledyard Johnston, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS:
451 7th St. SW
Washington, DC 20410



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/19/2024 11:51:41 AM
 \$41.00 JOANN
 20241119000358540

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Est. of Jerry Bates
 Mailing Address 2077 Carson St.
Calera, AL
35040

Grantee's Name Secretary of Housing &
 Mailing Address Urban Development
451 7th St. SW
Washington, DC 20410

Property Address Same as above

Date of Sale 10/16/24
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 225,600.00

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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Deed in Lieu

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 11/19/24

Print Amy Bridges

Unattested

Sign Amy Bridges

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1