


SEND TAX NOTICE TO:
U.S. Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301


20110303000071080 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/03/2011 10:34:24 AM FILED/CERT

CM #: 165656

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of February, 2007, Matthew C. Benton and Amanda M. Benton, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for HMSV-USB Lending, LLC d.b.a. MortgageSouth, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070312000109970, said mortgage having subsequently been transferred and assigned to U.S. Bank, N.A., by instrument recorded in Instrument Number 20100525000165950, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said U.S. Bank, National Association did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 26, 2011, February 2, 2011, and February 9, 2011; and



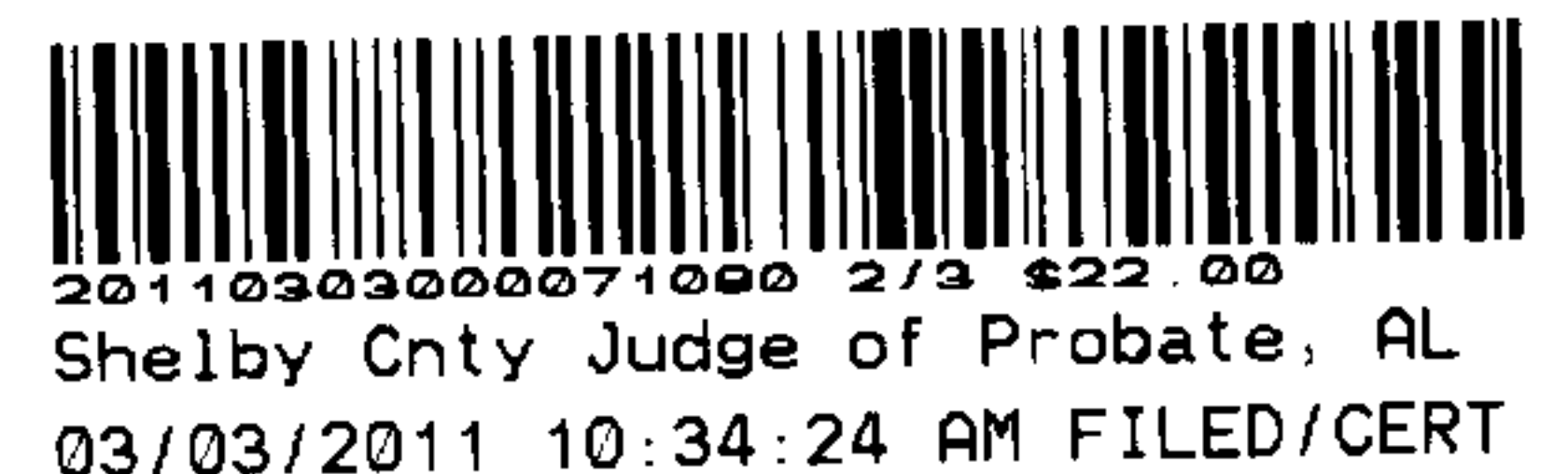
WHEREAS, on February 23, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank, National Association did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank, National Association; and

WHEREAS, U.S. Bank, National Association, was the highest bidder and best bidder in the amount of One Hundred Six Thousand Four Hundred Fifty-Eight And 29/100 Dollars (\$106,458.29) on the indebtedness secured by said mortgage, the said U.S. Bank, National Association, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank, National Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at a three inch tapped pipe known as the Northwest corner of the Northeast quarter of the Northwest quarter of Section 3, Township 22 South, Range 4 West; thence run an assumed bearing of South 90 degrees 0 minutes 0 seconds East and run 251.04 feet to a 1 inch crimped pipe; thence South 0 degrees 7 minutes 12 seconds East and run 300.00 feet to a 5/8 inch capped rebar; thence North 90 degrees 0 minutes 0 seconds West and run 251.04 feet to a spike; thence South 0 degrees 7 minutes 12 seconds East and run 162.71 feet to a 5/8 inch capped rebar on the Northeasterly right of way line of County Road No. 10, said point being on a curve to the right having a central angle of 9 degrees 44 minutes 43 seconds and a radius of 679.06 feet; thence along the chord of said curve North 35 degrees 36 minutes 29 seconds West and run a chord distance of 115.36 feet to a 5/8 inch capped rebar at the end of said curve; thence along said right of way line North 30 degrees 44 minutes 08 seconds West and run 111.10 feet to a 5/8 inch capped rebar at the beginning of a curve to the left having a central angle of 13 degrees 57 minutes 46 seconds and a radius of 915.74 feet; thence along the chord of said curve North 37 degrees 43 minutes 02 seconds West and run a chord distance of 222.61 feet to a 5/8 inch capped rebar; thence North 35 degrees 42 minutes 59 seconds East and run 120.00 feet to a 5/8 inch capped rebar on the North line of the Northwest quarter of the Northwest quarter of said Section 3; thence South 89 degrees 58 minutes 11 seconds East along said quarter-quarter line and run 189.11 feet back to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto U.S. Bank, National Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, U.S. Bank, National Association, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 23, 2011.

U.S. Bank, National Association

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

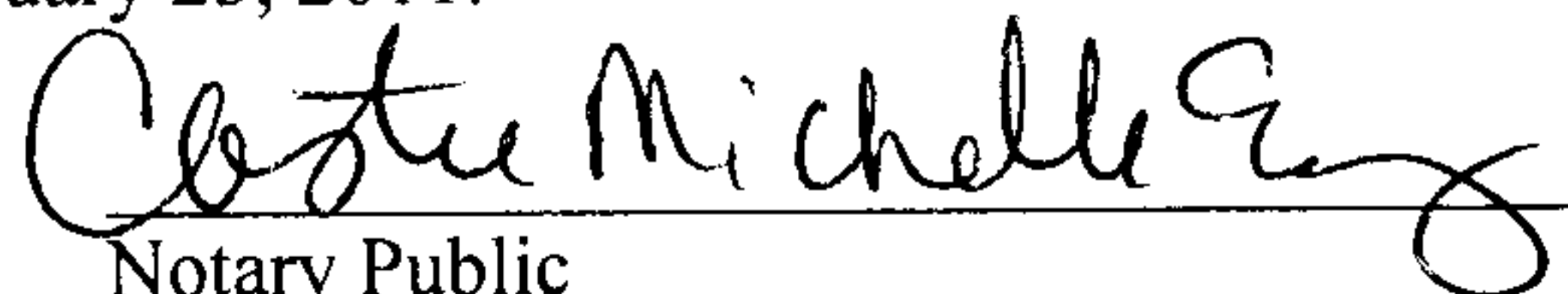
By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 23, 2011.


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 20, 2011

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

