


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301


20140916000290570 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
09/16/2014 01:39:50 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of February, 2006, James M. Colwell and Heidi Jo Colwell, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting 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 20060216000077180, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, by instrument recorded in Instrument Number 20131125000460710, 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 August 6, 2014, August 13, 2014, and August 20, 2014; and



WHEREAS, on September 8, 2014, 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

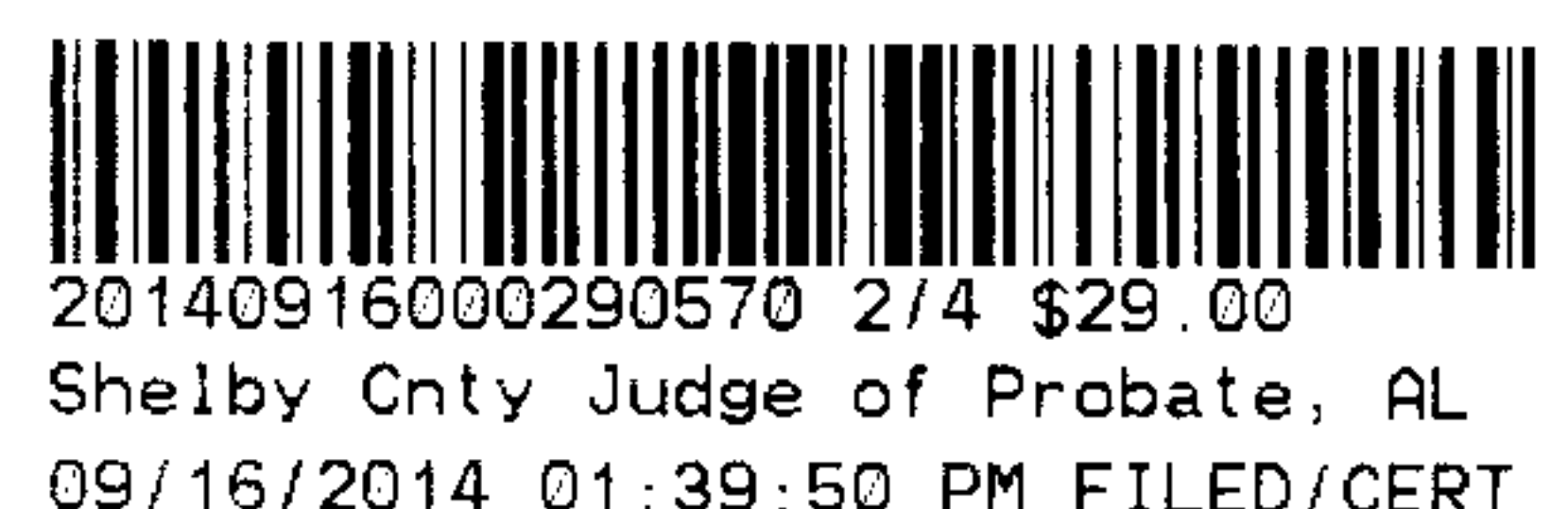
WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Ninety-Two Thousand One Hundred Ten And 73/100 Dollars (\$192,110.73) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, by and through Aaron Warner as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel A-I

A part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence run North 1 degree 17 minutes 44 seconds East along the East $\frac{1}{4}$ Section line a distance of 411.00 feet to the point of beginning, an iron set; thence continue last stated course 459.15 feet to Spencer Creek; thence North 55 degrees 01 minutes 30 seconds West 19.63 feet along Spencer creek to the intersection with a creek branch; thence run South 38 degrees 56 minutes 02 seconds West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 degrees 41 minutes 42 seconds West 15.42 feet along said pipe culvert to the intersection with Baker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run long said Barker Drive access easement center line the following bearings and distance: South 2 degrees 58 minutes 56 seconds East 43.25 feet; thence South 14 degrees 05 minutes 27 seconds West 130.82 feet; thence South 23 degrees 53 minutes 51 seconds West 275.18 feet; thence South 88 degrees 42 minutes 16 seconds East 193.01 feet to the point of beginning.

Subject to a 30 foot non-exclusive access easement for barker Drive along the West boundary; an easement for access and utilities to the parcel from Shelby County Highway 39 described as follows: From the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 8, Township 20 South, Range 1 East a concrete monument with disc found; thence North 89 degrees 13 minutes 31 seconds West along the North $\frac{1}{4}$ $\frac{1}{4}$ Section boundary 319.00 feet to a 1 $\frac{1}{2}$ inch iron pin found on the Southerly 40 foot right of way line of Shelby County No. 39; thence South 55 degrees 24 minutes West 34.51 feet along a chord of the Southerly right of way, said highway being in a curve to the right, to the intersection of Barker Drive, a chert road, and the point of beginning of the



center of a 30 foot wide non-exclusive access easement; thence run along Barker Drive access easement centerline the following bearings and distances: South 51 degrees 04 minutes 12 seconds East 210.20 feet; South 21 degrees 08 minutes 22 seconds East 155.76 feet; South 6 degrees 14 minutes 24 seconds West 82.36 feet; South 35 degrees 34 minutes 10 seconds East 83.73 feet; and South 24 degrees 02 minutes 36 seconds East 40 feet to the boundary of said Parcel A-I

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 Aaron Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 10 day of Sep, 2014.

U.S. Bank National Association

By: Aaron Warner, Auctioneer
Its: Auctioneer

By: [Signature]
Aaron Warner, Auctioneer

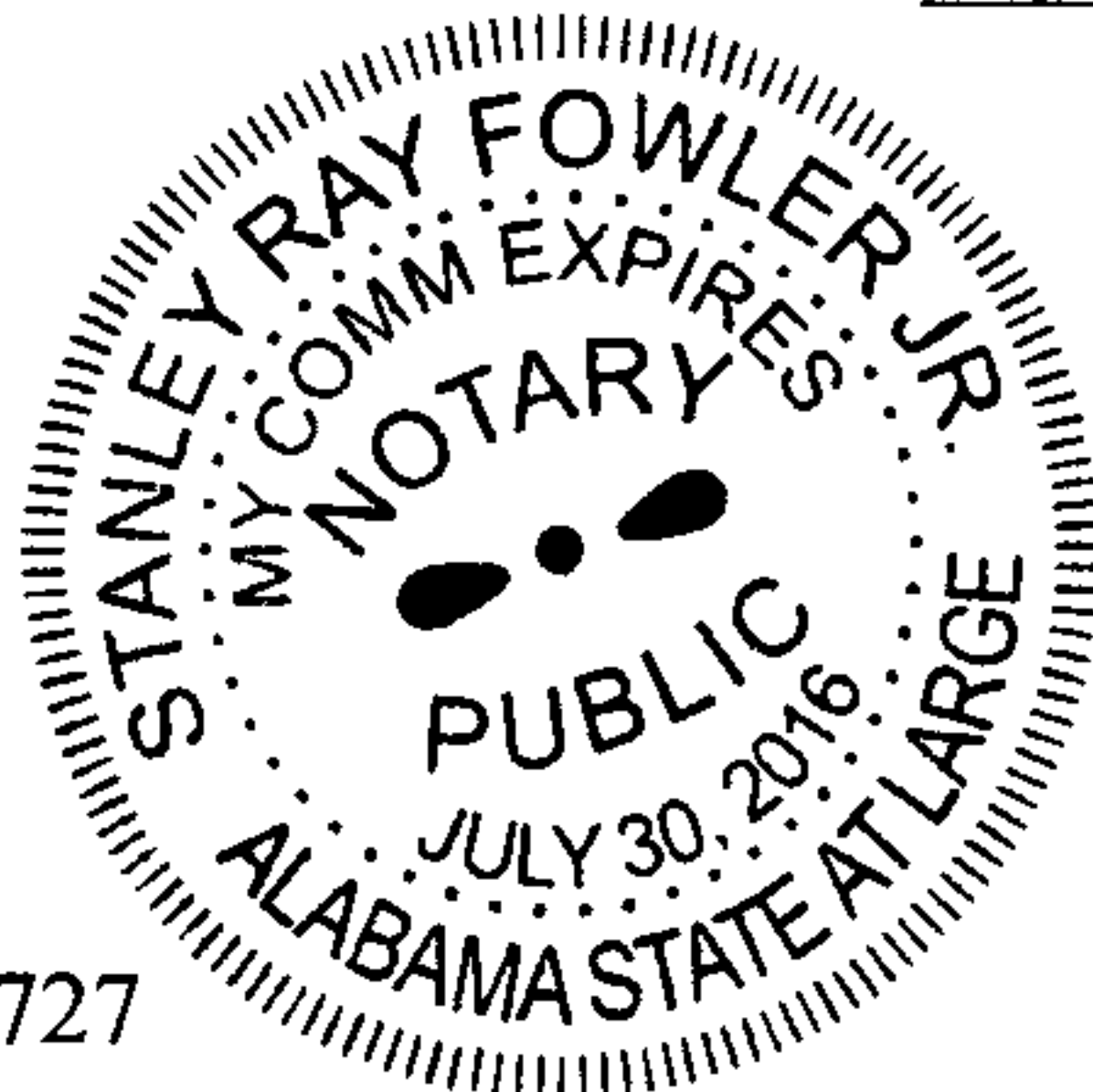
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his capacity as auctioneer 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 10 day of Sept, 2014.

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



[Signature]
Notary Public

My Commission Expires: [Signature]



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Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National
Association

Grantee's Name Federal Home Loan Mortgage
Corporation

Mailing Address c/o U.S. Bank National
Association
4801 Frederica Street
Owensboro, KY 42301

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 338 Barker Drive
Chelsea, AL 35043

Date of Sale 9/8/2014

Total Purchase Price \$192,110.73

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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 9/8/14

Print Laura L Gilmore, foreclosure specialist

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



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