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06/15/2016 11:45:29 AM
FCDEEDS 1/4

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3740 Davinci Court
Ste. 150
Peachtree Corners, GA 30092

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 11th day of March, 2004, TERRY OVERSTREET AND ROBIN OVERSTREET, MARRIED executed that certain mortgage on real property hereinafter described to CROSSROADS MORTGAGE A DIVISION OF AIG FEDERAL SAVINGS BANK, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on March 26, 2004, at Instrument Number 20040326000156560, Shelby County, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG**, by instrument recorded in Instrument Number 20160412000120260, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG did declare due 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 05/18/2016, 05/25/2016, 06/01/2016, that the property would be sold on June 8, 2016; and

WHEREAS, on June 8, 2016, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG was the highest bidder in the amount of Eighty-Six Thousand Five Hundred Eleven and 67/100 dollars (\$86,511.67), on the indebtedness secured by said mortgage; and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 6, BLOCK 3, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE 2, AS RECORDED IN MAP BOOK 20, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THIS BEING THE SAME PROPERTY CONVEYED FROM GREGORY EARL HARPER AND SHANNON E. HARPER TO TERRY OVERSTREET AND

FILE NO.: NAT-16-01051

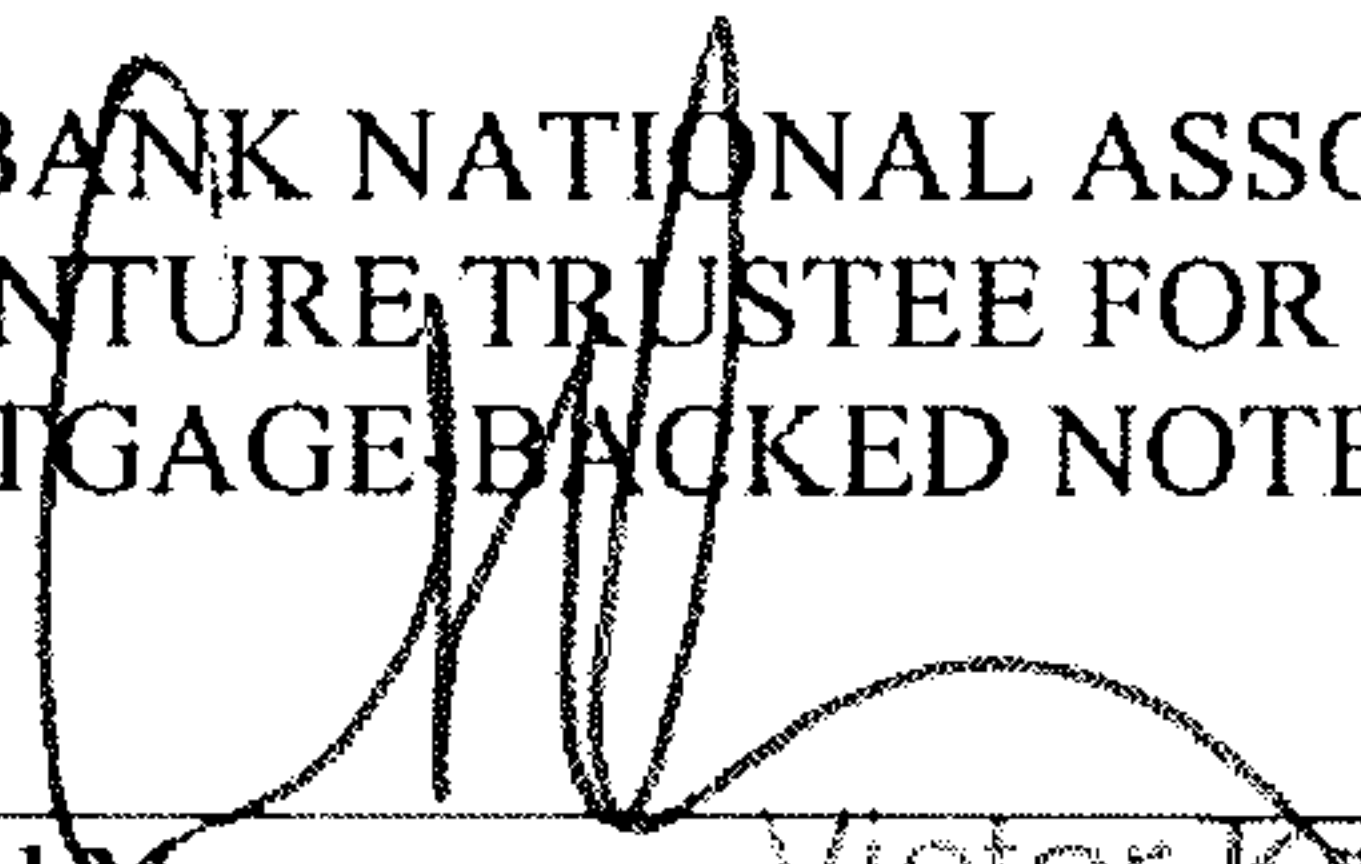
ROBIN OVERSTREET BY DEED DATED 6/5/02 AND RECORDED 7/19/02 IN
INSTRUMENT #20020719000337410.

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TO HAVE AND TO HOLD the above described property unto U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 10 day of JUNE, 2016.

U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG
MORTGAGE-BACKED NOTES, SERIES 2015-3AG

By: 
Printed Name: Victor Kang
Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG, 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/she , as such attorney 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/her capacity as attorney for U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG.

Given under my hand and official seal on this 10 day of JUNE, 2016


Notary Public
My Commission Expires: Nov 15, 2019

(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name ROBIN OVERSTREET, TERRY OVERSTREET
Mailing Address 135 CEDAR BEND DR
HELENA, AL 35080

Grantee's Name U.S. BANK NATIONAL ASSOCIATION
Mailing Address 8950 Cypress Waters Blvd
COPPELL TX, 75019

Property Address 135 CEDAR BEND DR
HELENA, AL 35080

Date of Sale JUNE 8, 2016
Total Purchase Price \$ 86,511.67
or
Actual Value \$

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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
Sales Contract
Closing Statement
Appraisal
X Other MORTGAGE FORECLOSURE DEED

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).

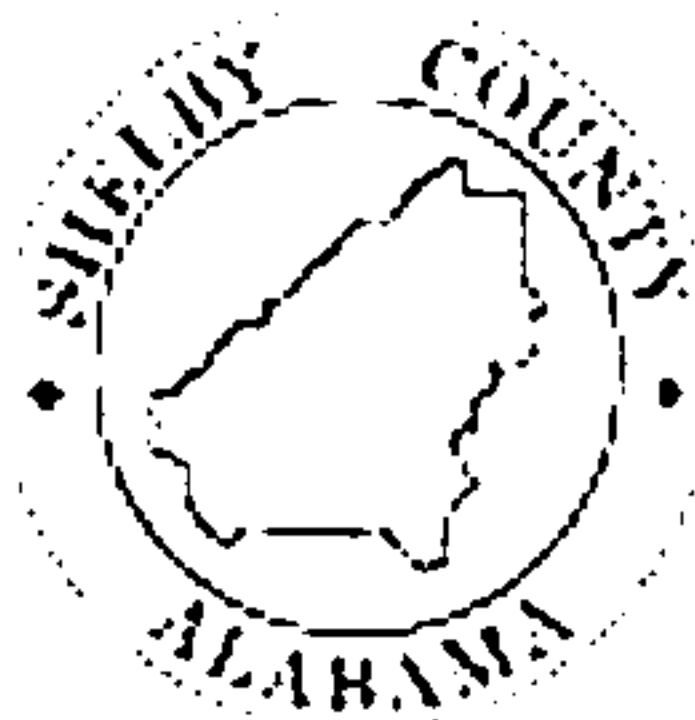
Date 06/15/2016

Print CRYSTAL PITTERS

Unattested
(verified by)

Sign Crystal Pitters
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/15/2016 11:45:29 AM
\$24.00 CHERRY
20160615000206620

James W. Fuhrmeister