

This instrument prepared by:
Mark A. Baker, Esq
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG: AL2019-00486

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

WHEREAS, on the 06th day of March 2006, Jeffery A. Mills, Hope Chi Mills, and Pei-Cheng Chi, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 08, 2006 in Instrument Number 20060308000109480, said mortgage having subsequently been transferred and assigned to U.S. Bank Trust National Association as Trustee of Chalet Series III Trust, in Instrument Number 20190312000078840 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 Hoover, 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 the 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 Transferee 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 February 02, 2020, February 09, 2020 and February 16, 2020.

WHEREAS, on February 25, 2020 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 Trust National Association as Trustee of Chalet Series III Trust by and through its auctioneer did offer for sale and sell at public outcry in front of the Courthouse door in the City of Hoover, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust National Association as Trustee of Chalet Series III Trust was the highest bidder and best bidder in the amount of Two Hundred Eight Two Thousand Nine Hundred Seventy Nine and 27/100 Dollars (\$282,979.27), and the said Transferee, by and through Mark A. Baker, as attorney for Transferee, does hereby convey unto U.S. Bank Trust National Association as Trustee of Chalet Series III Trust, all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 9, according to the survey of Phase 1 Heatherwood 8th Sector, as recorded in Map Book 16, Page 118, in the probate office of Shelby County, Alabama.

Address: 138 Coshatt Trail, Hoover AL, 35244
Tax Map or Parcel ID NO.: 102090002001.23G

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association as Trustee of Chalet Series III Trust, its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, as Trustee of the Chalet Series III Trust, has caused this instrument to be executed by and through Mark A. Baker, attorney for said Transferee, and the said Mark A. Baker as attorney for Transferee has hereto set his hand and seal on this the 15th day of April, 2020.

U.S. Bank Trust National Association, as
Trustee of the Chalet Series III Trust

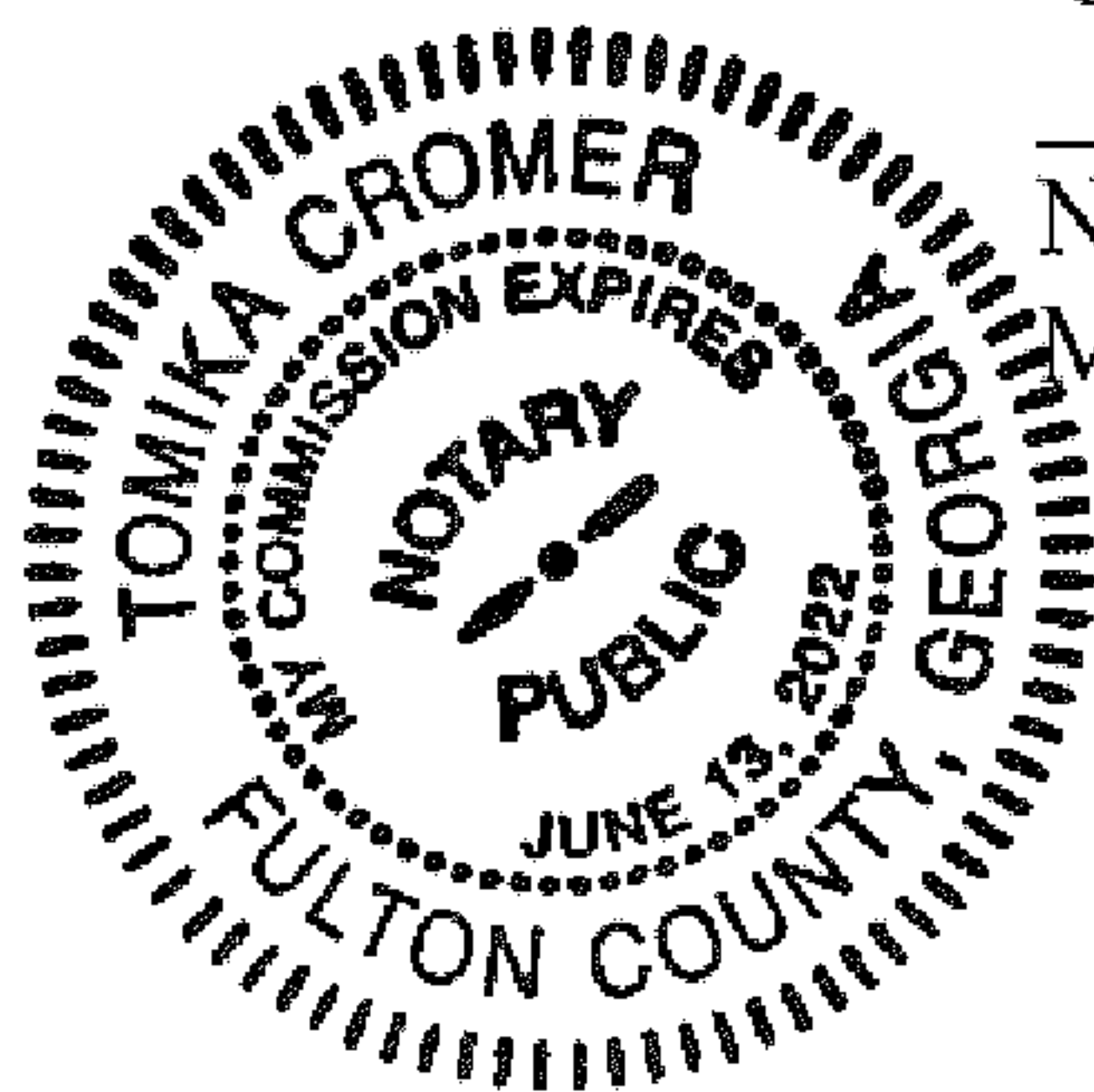


Mark A. Baker- Attorney for Transferee

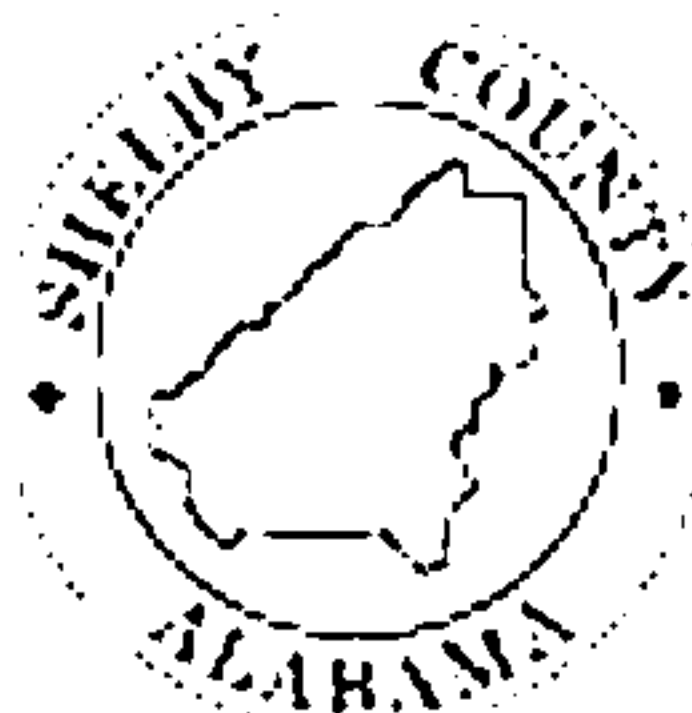
STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark A. Baker, acting in its capacity as attorney for U.S. Bank Trust National Association, as Trustee of the Chalet Series III Trust, 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 he/she as such attorney and with full authority, executed the same voluntarily in his capacity as attorney for said Transferee.

Given under my hand and seal of office this 15th day of April, 2020.




NOTARY PUBLIC Tomika Cromer
My Commission Expires: 6/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2020 02:29:48 PM
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20200427000163210

