

20081120000445000 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
11/20/2008 01:12:03PM FILED/CERT

SEND TAX NOTICE TO:  
GMAC Mortgage, LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

(#7440276277)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of September, 2005, Michael D. Lawson and Caroline Ann Lawson, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance America, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instr, No. 20050927000502300, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as trustee for 2005-KS11 RASC, ("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, N.A., as trustee for Series # 2005-KS11 RASC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of

\* 20081120000444990

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 October 15, 2008, October 22, 2008, and October 29, 2008; and

WHEREAS, on November 11, 2008, 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, N.A., as trustee for Series # 2005-KS11 RASC 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, N.A., as trustee for Series # 2005-KS11 RASC; and

WHEREAS, U.S. Bank, N.A., as trustee for Series # 2005-KS11 RASC , was the highest bidder and best bidder in the amount of Seventy-Two Thousand Two Hundred Fifty And 00/100 Dollars (\$72,250.00) on the indebtedness secured by said mortgage, the said U.S. Bank, N.A., as trustee for Series # 2005-KS11 RASC, 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, N.A., as trustee for Series # 2005-KS11 RASC , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning 360 feet South from the Northeast Corner of the Southwest 1/4 of Southwest 1/4 of Section 11, Township 18, Range 1 East, Running South 240 feet to public road known as Howard Road, Then in a Southwesterly Direction 100 feet along said public road, Thence running North 358 feet, Thence running in a Northeasterly direction 274 feet to point of beginning. This being a part of Southwest 1/4 of Southwest 1/4 of Section 11, Township 16, Range 1 East, Situated in Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto U.S. Bank, N.A., as trustee for Series # 2005-KS11 RASC 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, N.A., as trustee for Series # 2005-KS11 RASC, 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 November 11, 2008.

U.S. Bank, N.A., as trustee for Series # 2005-KS11 RASC

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, N.A., as trustee for Series # 2005-KS11 RASC, 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 November 11, 2008.



Notary Public

My Commission Expires ~~MY~~ COMMISSION EXPIRES OCTOBER 26, 2011

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