


SEND TAX NOTICE TO:  
America's Servicing Company  
3476 Stateview Blvd  
Fort Mill, SC 29715

  
20090203000033000 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
02/03/2009 09:06:50AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of April, 2006, Janet Leigh Prestridge and Eric Prestridge, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Mortgage Lenders Network USA, Inc. d/b/a Lenders Network, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060519000239640, said mortgage having subsequently been transferred and assigned to US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, by instrument recorded 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 US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact 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 November 12, 2008, November 19, 2008, and November 26, 2008; and

WHEREAS, on January 20, 2009, 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 US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact 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 US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact; and

WHEREAS, US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, was the highest bidder and best bidder in the amount of One Hundred Forty-Four Thousand And 00/100 Dollars (\$144,000.00) on the indebtedness secured by said mortgage, the said US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34 Township 19 South Range 1 West; Thence Easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90 degrees 00 minutes and run 191.28 feet to the point of beginning; thence turn an angle to the right of 130 degrees 47 minutes and run 138.70 feet to a point; thence turn right of 75 degrees 47 minutes and run 115.45 feet to a point; thence turn an angle to the right of 76 degrees 18 minutes and run 78.87 feet; thence turn an angle to the left of 7 degrees 55 minutes and run 61.87 feet; thence turn and angle to the right of 8 degrees 38 minutes and run 37.97 feet to a point; thence turn and angle to the right of 116 degrees 02 minutes and run 136.71 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 9.30 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run 65.93 feet to the point of beginning.

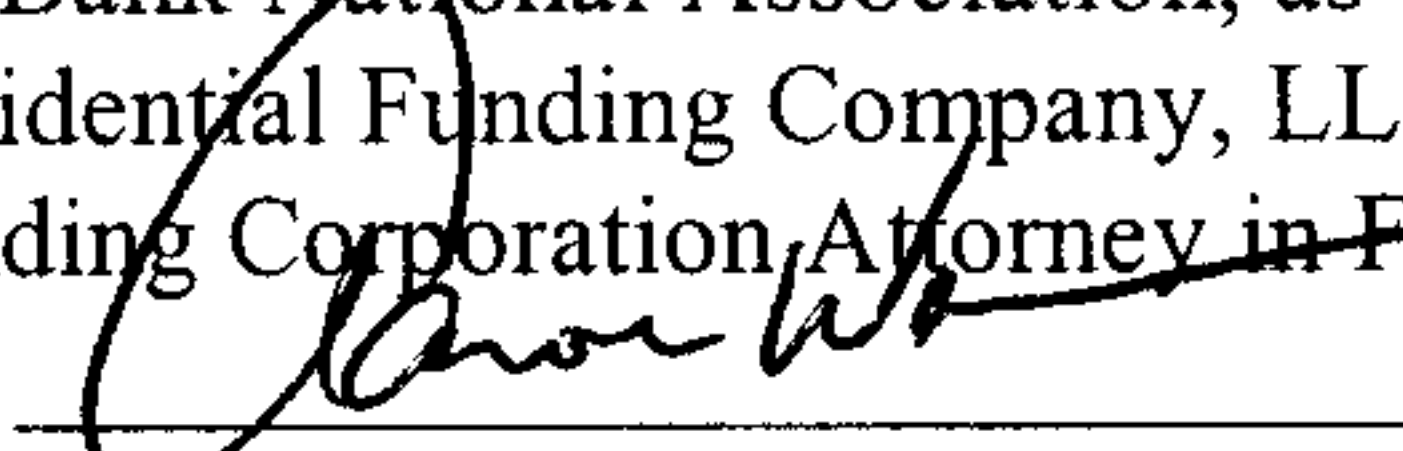
Also a non-exclusive 30 foot easement for ingress and egress, lying 15 feet on either side of the centerline described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34 Township 19 South Range 1 West; thence easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90 degrees 00 minutes and run 191.28 feet to the point of beginning; thence turn an angle to the right of 130 degrees 47 minutes and run 138.70 feet to a point; thence turn right of 75 degrees 47 minutes and run 130.90 feet to a point in the centerline of said easement, said point being the point of beginning; thence turn an angle of 76 degrees 18 minutes and run 65.22 feet; thence 8




degrees 38 minutes right and run 49.34 feet; thence right 4 degrees 45 minutes for 75 feet; thence right 17 degrees for 150 feet to a point of intersection with the east right of way of Shelby County Highway No. 47 and the point of termination of said easement.

TO HAVE AND TO HOLD the above described property unto US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact 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, US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 20, 2009.

US Bank National Association, as Trustee for  
Residential Funding Company, LLC f/k/a Residential  
Funding Corporation Attorney in Fact  
By:   
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
20090203000033000 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact, 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 auctioneer and attorney-in-fact 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 its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this January 20, 2009.

  
Notary Public  
My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 11, 2012**

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