


SEND TAX NOTICE TO:  
U.S. Bank Home Mortgage  
4801 Frederica Street  
Owensboro, KY 42301

  
20100329000091990 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/29/2010 11:15:58 AM FILED/CERT

CM #: 147087

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of April, 2000, Ruben Angel and wife, Carmen R. Angel, executed that certain mortgage on real property hereinafter described to Castle Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst # 2000-12302, said mortgage having subsequently been transferred and assigned to U.S. Bank, N.A., ("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. 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 January 13, 2010, January 20, 2010, and January 27, 2010; and

WHEREAS, on March 12, 2010, 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. 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, N.A. ; and

WHEREAS, U.S. Bank, N.A., was the highest bidder and best bidder in the amount of Sixty-Three Thousand Five Hundred Two And 47/100 Dollars (\$63,502.47) on the indebtedness secured by said mortgage, the said U.S. Bank, N.A., 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 U.S. Bank, N.A., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From an iron pin accepted as the Southeast corner of the Northeast quarter of Northeast quarter of Section 14, Township 18 South, Range 1 East, run thence North along the accepted East boundary of said Northeast quarter of Northeast quarter a distance of 29.76 feet; thence turn 90 degrees 05 minutes 28 seconds left and run 771.50 feet to the point of beginning of herein described parcel of land; thence turn 92 degrees 26 minutes 44 seconds left and run 116.24 feet to a half inch rebar on an accepted fence line; thence turn 90 degrees 00 minutes right and run 254.00 feet along an accepted fence line to a half inch rebar on the Northerly boundary of Alabama Highway No. 25 (80 foot right of way); thence turn 42 degrees 27 minutes 41 seconds right and run a chord distance of 70.74 feet to a half inch rebar on said highway boundary; thence turn 45 degrees 52 minutes 20 seconds right and run 81.69 feet to a half inch rebar; thence turn 66 degrees 42 minutes 25 seconds right and run 55.62 feet to a half inch rebar; thence turn 27 degrees 51 minutes 11 seconds right and run 258.47 feet to a half inch rebar; thence turn 87 degrees 06 minutes 23 seconds right and run 23.60 feet to the point of beginning of herein described parcel of land; being situated in the East half of the Northeast quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.





TO HAVE AND TO HOLD the above described property unto U.S. Bank, N.A. 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., 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 March 12, 2010.

U.S. Bank, N.A.

By:

Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for U.S. Bank, N.A., 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 his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 12, 2010.

Stacey Harris Power  
Notary Public MY COMMISSION EXPIRES NOVEMBER 18, 2012  
My Commission Expires: \_\_\_\_\_

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

