

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

CM #: 111222

STATE OF ALABAMA)

COUNTY OF SHELBY)

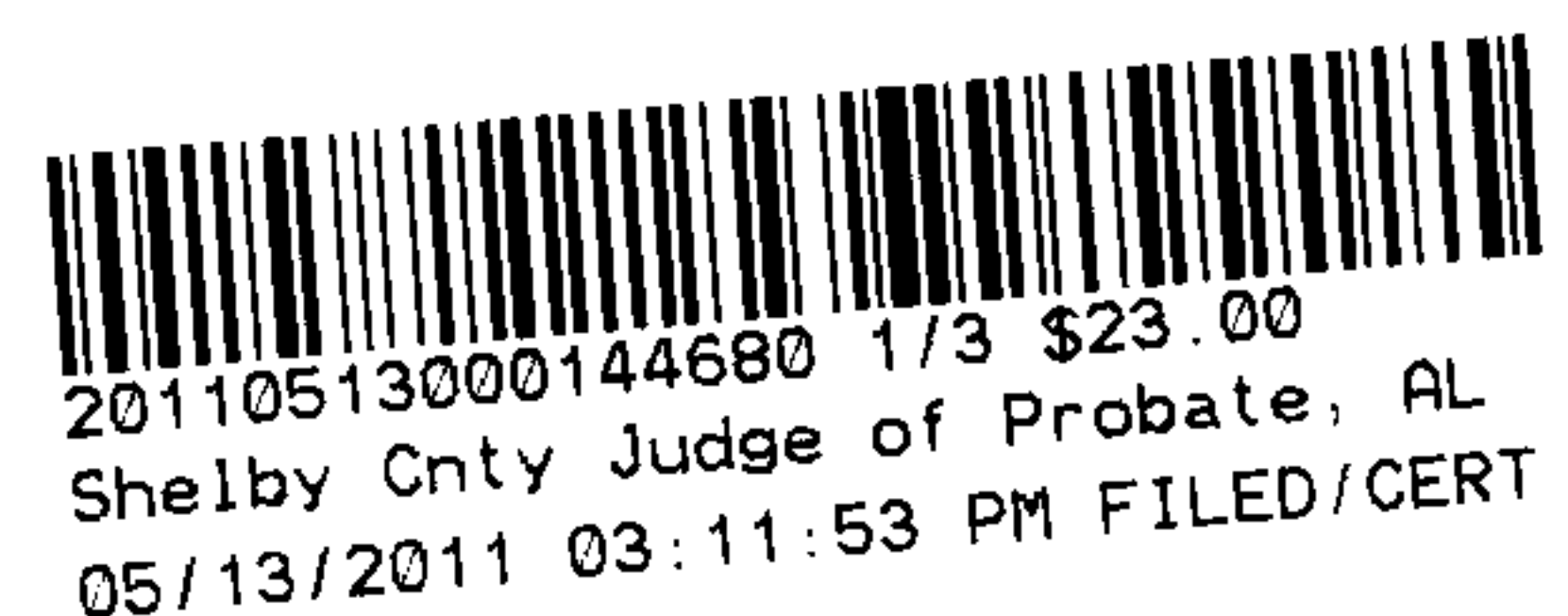
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of August, 2006, Jeremy W. Hill and Keitha Hill, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Southstar Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060830000427820, said mortgage having subsequently been transferred and assigned to U.S. Bank, National Association, as trustee for RASC 2006-KS9, by instrument recorded in Instrument Number 20090224000065080, 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 U.S. Bank National Association as Trustee RASC 2006KS9 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 March 23, 2011, March 30, 2011, and April 6, 2011; and



WHEREAS, on April 18, 2011, 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 National Association as Trustee RASC 2006KS9 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 Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association as Trustee RASC 2006KS9 ; and

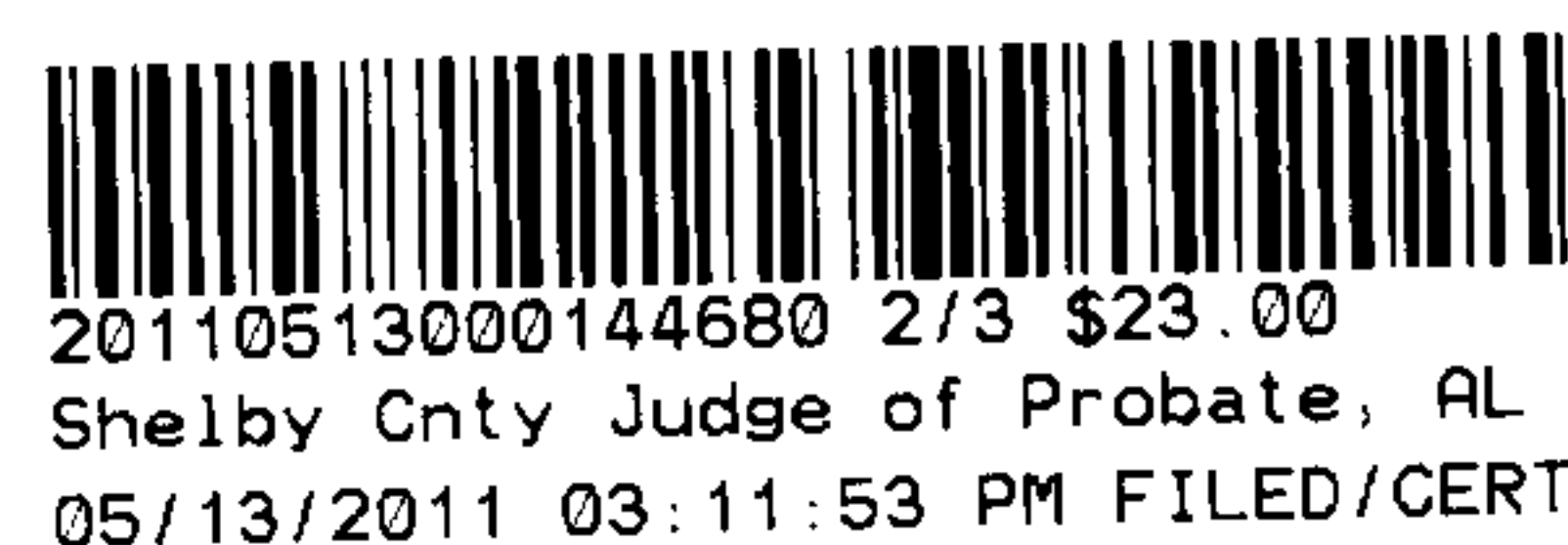
WHEREAS, U.S. Bank National Association as Trustee RASC 2006KS9 , was the highest bidder and best bidder in the amount of Sixty-One Thousand Six Hundred Sixty-Five And 65/100 Dollars (\$61,665.65) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as Trustee RASC 2006KS9 , by and through Aaron Nelson as member of AMN Consulting, 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 National Association as Trustee RASC 2006KS9 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 24 North, Range 12 East being more particularly described as follows:

Commence at a point where the West line of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 24 North, Range 12 East, intersects the South right of way line of the Calera-Montevallo Road (Alabama Highway 25) and run thence East along the South right of Way of said Highway 25, more or less 325 feet to the East right of way of Melton Street; thence turn a deflection angle of 83 degrees 09 minutes 26 seconds right and run South along the East line of said Melton Street 200.53 feet to an existing old steel octagonal bar marking the Northwest corner of the subject parcel and the point of beginning; thence continue along last described course 130 feet to a point marked by a steel rebar pin; thence turn a deflection angle of 86 degrees 39 minutes 25 seconds left and run East along and South of an existing driveway and North of an existing chain line fence 147.36 feet to an existing old steel pin; thence turn a deflection angle of 93 degrees 04 minutes 44 seconds left and run North 114.59 feet to an existing old steel pin property corner; thence turn a deflection angle of 81 degrees 01 minutes 48 seconds left and run West 149.58 feet to the point of beginning. Situated in Shelby County, Alabama.

Marked Parcel 2, according to a survey, dated December 8 and 9, 1998, by Joseph E. Conn, Jr. Al. RLS 9049

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee RASC 2006KS9 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 National Association as Trustee RASC 2006KS9 , has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this April 19, 2011.

U.S. Bank National Association as Trustee RASC
2006KS9

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Aaron Nelson, Member

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank National Association as Trustee RASC 2006KS9 , 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 on the day the same bears date 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 April 19, 2011.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2014

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


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Shelby Cnty Judge of Probate, AL
05/13/2011 03:11:53 PM FILED/CERT

