

SEND TAX NOTICE TO:
EMC Mortgage, LLC
2780 Lake Vista Drive
Lewisville, TX 75067



20110811000235610 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/11/2011 11:51:45 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of February, 2003, Matthew N. Pardue and Patricia Lynn Pardue, husband and wife, executed that certain mortgage on real property hereinafter described to Conseco Finance Corp. - Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20030227000119370, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A, by instrument recorded in Instrument No. 20031014000689850, 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 for the Green Tree Home Loan Grantor Trust 2003-A did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided



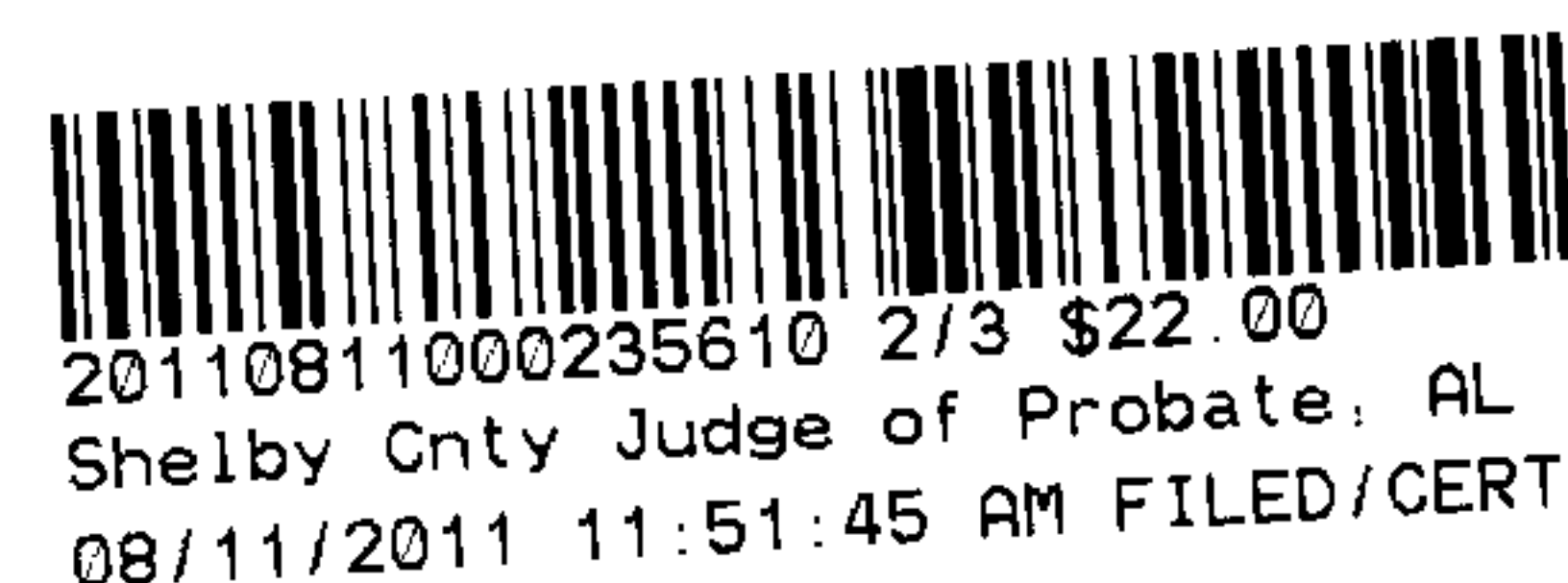
and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 23, 2011, March 30, 2011, and April 6, 2011; and

WHEREAS, on August 1, 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 for the Green Tree Home Loan Grantor Trust 2003-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 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 for the Green Tree Home Loan Grantor Trust 2003-A; and


WHEREAS, U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A was the highest bidder and best bidder in the amount of Twenty-Nine Thousand Seven Hundred Sixty-Six And 00/100 Dollars (\$29,766.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 6, Township 24, Range 14 East; thence run South a distance of 435 feet to the point of beginning; thence continue South a distance of 225 feet to the Southwest corner of the North Quarter of Northwest Quarter of Northeast Quarter of said Section 6, Township 24, Range 14 East; thence run East along the South line of said North Quarter of Northwest Quarter of Northeast Quarter a distance of 250 feet; thence run in a Northwesterly direction a distance 336.34 feet to a point of beginning, this land being in the North Quarter of Northwest Quarter of Northeast Quarter of Section 6, Township 24, Range 14 East. Subject to reservation of the right of way and right of egress, ingress and regress as reserved in that certain deed from Milford Lee and wife, to Charlton Martin as recorded in Deed Book 214, Page 218 in Probate Office.



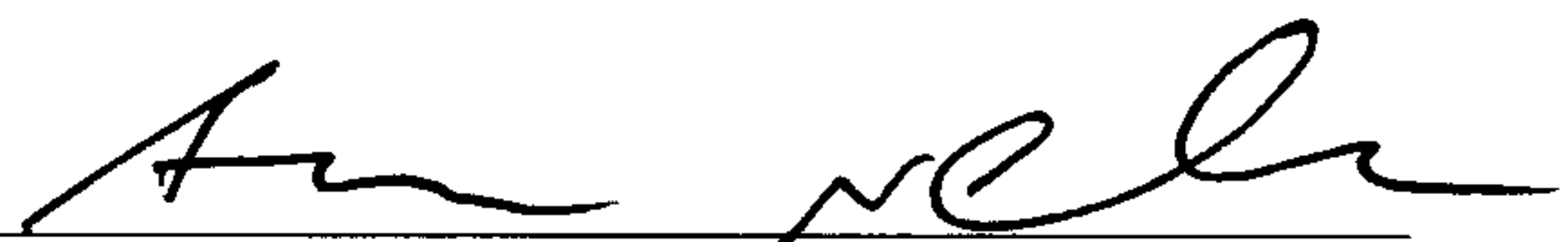
TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled 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 National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.


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U.S. Bank National Association, as Trustee for
the Green Tree Home Loan Grantor Trust 2003-
A

By: AMN Consulting, LLC
Its: Auctioneer

By: 
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

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 for U.S. Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-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, 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 for said Transferee.

Given under my hand and official seal on this 3 day of August, 2011


Notary Public
My Commission Expires **MY COMMISSION EXPIRES FEBRUARY 5, 2012**

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

