


AUCTIONEER'S DEED


20121018000401750 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:26:11 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, STACY K. COBB, a married man and his wife, DAWN COBB executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Homecomings Financial, LLC f/k/a Homecomings Financial Network, Inc., its Successors and Assigns on the 19th day of February, 2007 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070301000091680, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to U.S. Bank National Association as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RASC 2007-KS4 by instrument recorded in Instrument No. 20120625000223960 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on July 18th, July 25th and August 1st, 2012,; fixing the time of the sale of said property to be during the legal hours of sale on the 13th day of August, 2012, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 13th day of August, 2012, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2007-KS4** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$102,750.00 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RASC 2007-KS4, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Stacy K. Cobb and Dawn Cobb by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2007-KS4**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of Cherokee Crest, as recorded in Map Book 9, Page 152, in the Probate Office of Shelby County, Alabama.

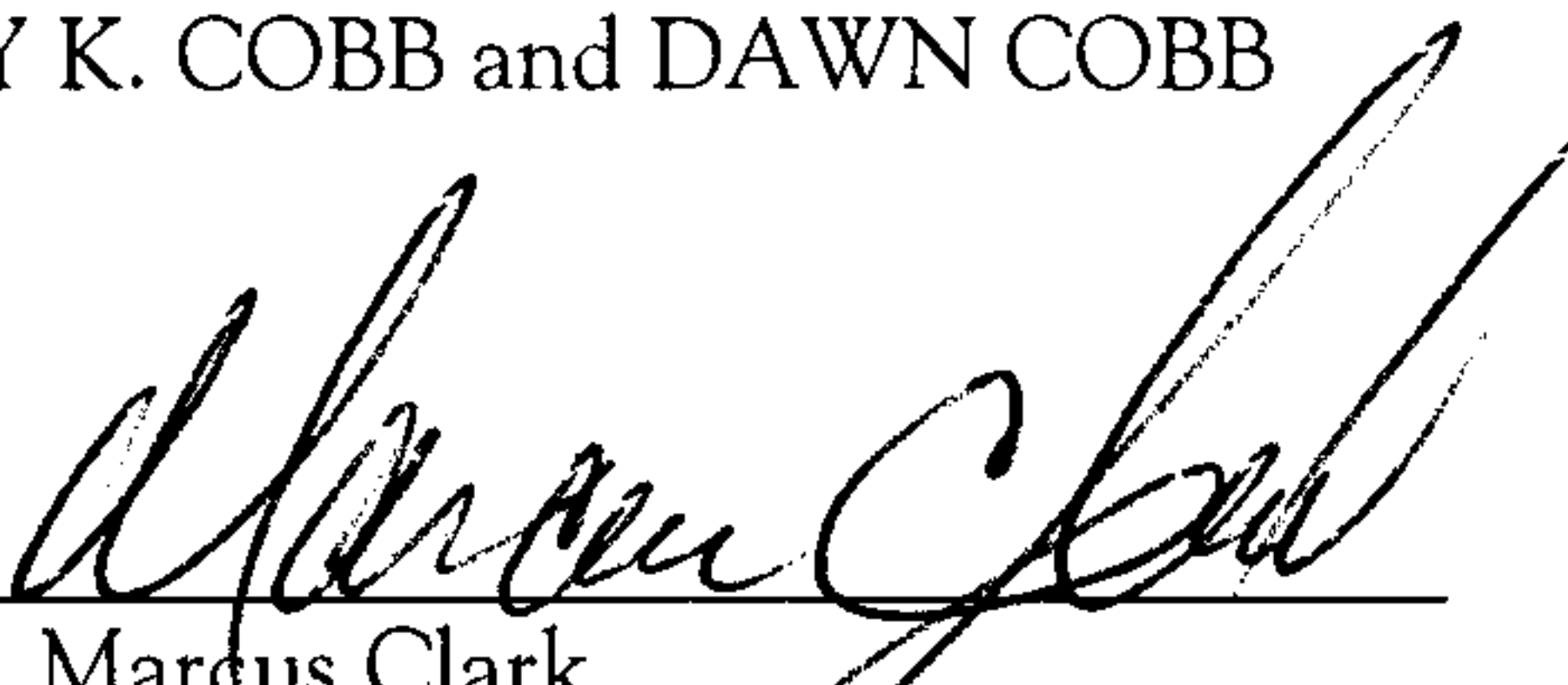
Property Address: 1536 Seminole Circle, Alabaster, Alabama 35007

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2007-KS4**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RASC 2007-KS4, and Stacy K. Cobb and Dawn Cobb, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 13th day of August, 2012.

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RASC 2007-KS4 and
STACY K. COBB and DAWN COBB

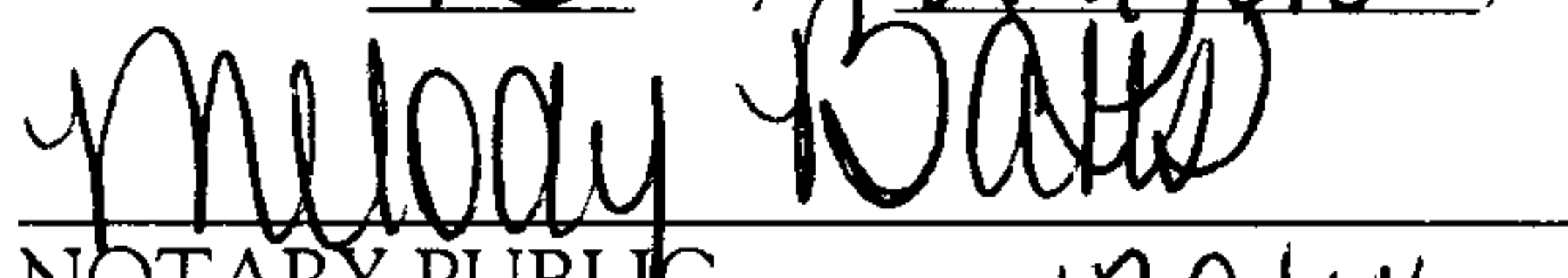
BY:


Marcus Clark
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Marcus Clark, whose name as attorney-in-fact and auctioneer for U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RASC 2007-KS4, and Stacy K. Cobb and Dawn Cobb is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 13 day of August, 2012.


NOTARY PUBLIC
My Commission Expires: 7/30/13

GRANTEE'S NAME & ADDRESS:

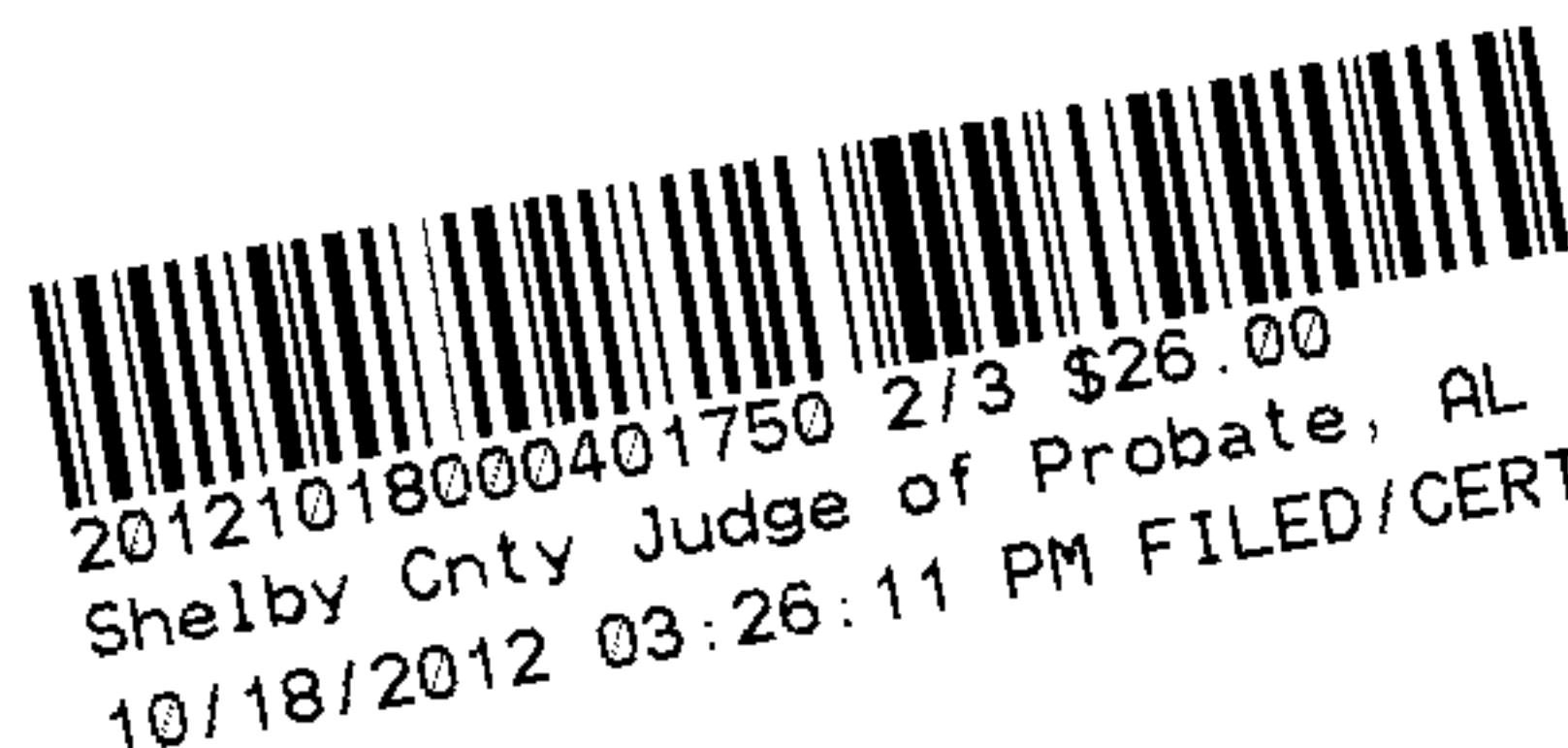
U.S. Bank National Association, as Trustee
1100 Virginia Dr.
Ft. Washington, PA 19034

GRANTOR'S NAME & ADDRESS:

Stacy K. Cobb and Dawn Cobb
1536 Seminole Circle
Alabaster, Alabama 35007

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name STACY K. COBB
Mailing Address AND DAWN COBB
1536 SEMINOLE CIRCLE
ALABASTER, AL 35007

Grantee's Name U.S. BANK NATIONAL ASSOCIATION
Mailing Address ASTRUSTEE
1100 VIRGINIA DRIVE
FT. WASHINGTON, PA 19034

Property Address 1536 SEMINOLE CIRCLE
ALABASTER, AL
35007

Date of Sale AUGUST 13, 2012
Total Purchase Price \$ 102,750.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20121018000401750 3/3 \$26.00
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other DEED
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/5/12

Print Bryan W. Hadden Rowe as atty for
Grantee

Unattested

Sign Bryan W. Hadden Rowe as atty
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1