

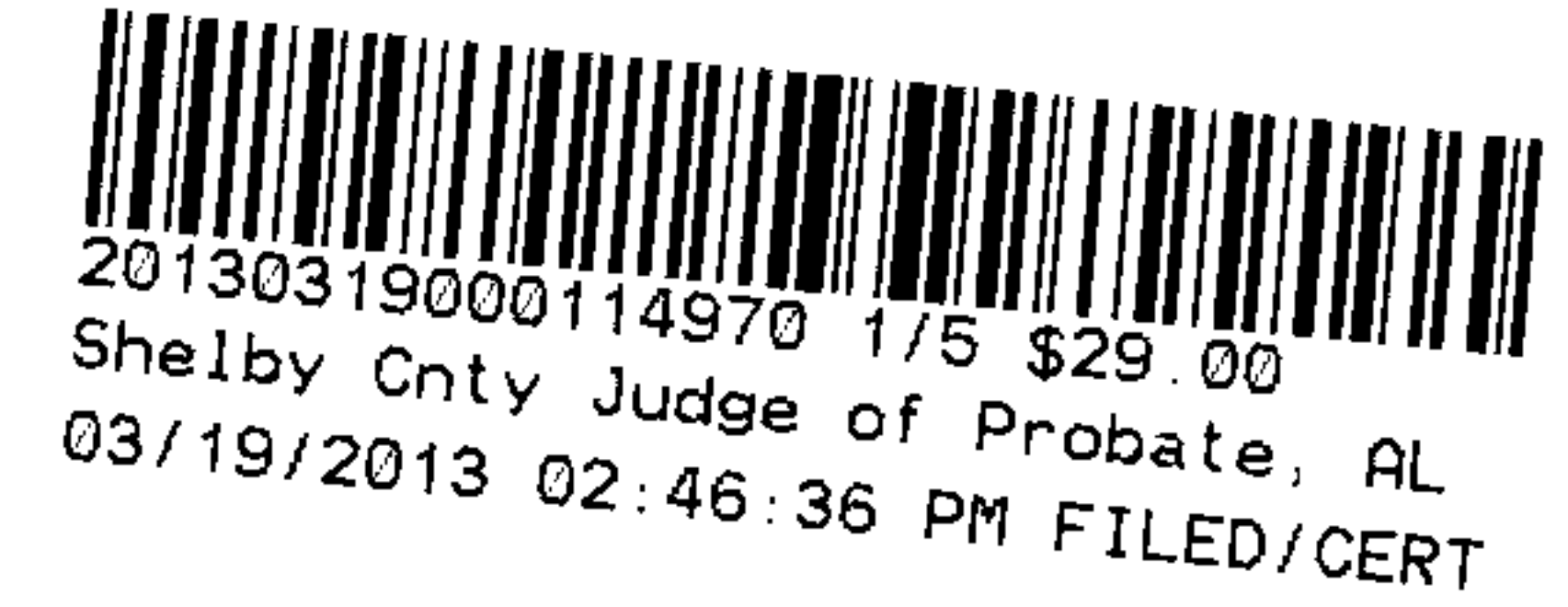
Send Tax Notice To:

US Bank National Association, as Trustee for Adjustable Rate Mortgage
Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through
Certificates, Series 2006-3
c/o Wells Fargo Bank, N. A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

When Recorded Return to:

David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 24th day of February, 2006, Nelson Mwangi, unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Lexim Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20060307000105530, said mortgage having subsequently been transferred and assigned to US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 ("Transferee"), by instrument executed on May 29, 2012 and recorded on June 25, 2012 as Instrument Number 20120625000223820, in the aforesaid Probate Office; 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 the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute

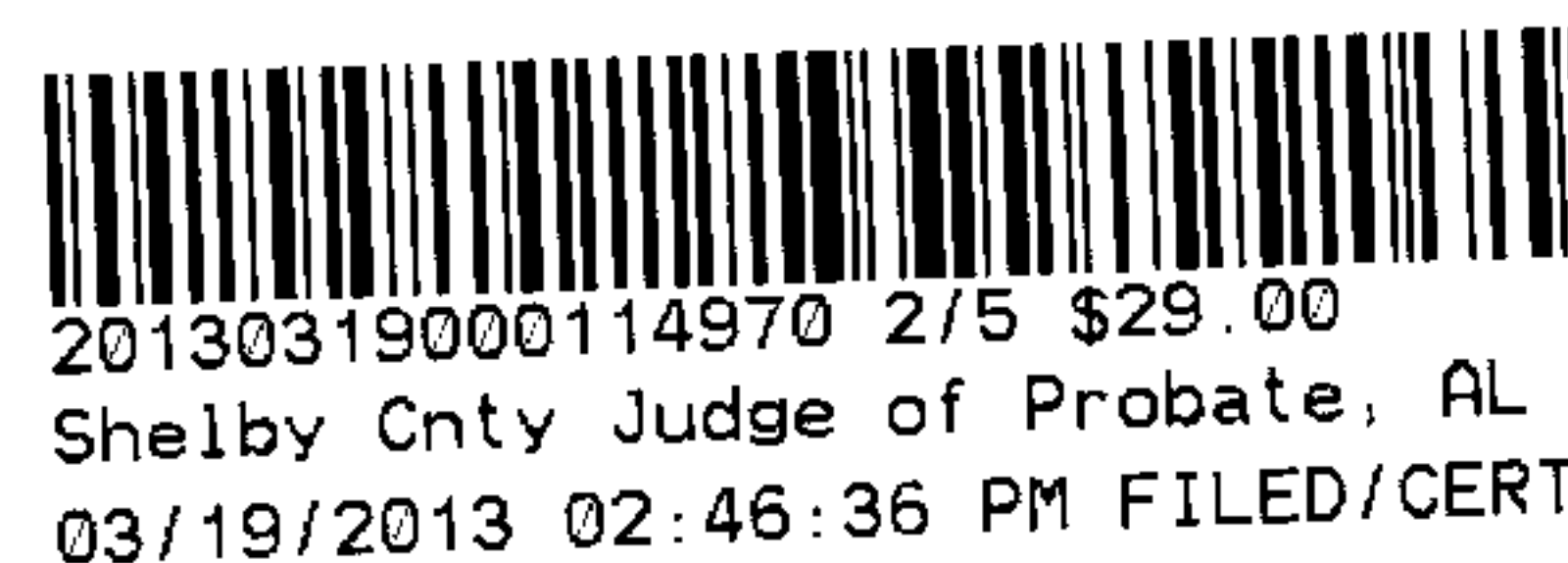
title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 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 July 25, 2012, August 1, 2012, August 8, 2012, September 12, 2012, October 24, 2012, November 28, 2012, January 23, 2013, February 20, 2013; and

WHEREAS, on March 13, 2013, 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 Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 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, David Sigler was the auctioneer and the person conducting the sale for said US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3; and

WHEREAS, US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3, was the highest bidder and best bidder in the amount of One Hundred One Thousand Nine Hundred Fifteen and 00/100 Dollars (\$101,915.00) on the indebtedness secured by said mortgage, the said US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3, by and through David Sigler as attorney for said Transferee,



does hereby convey unto US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

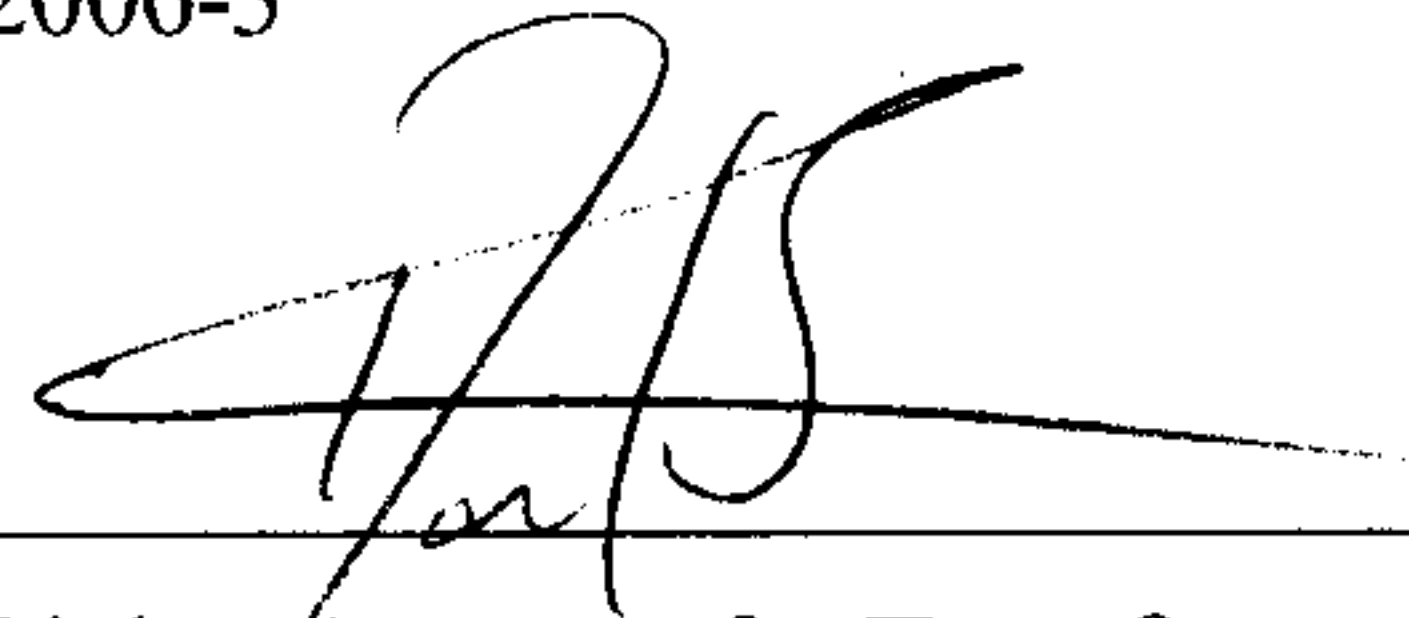
Lot 114, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 15 day of March, 2013.

US Bank National Association, as Trustee for
Adjustable Rate Mortgage Trust 2006-3, Adjustable
Rate Mortgage-Backed Pass-Through Certificates,
Series 2006-3

By:



David Sigler, Attorney for Transferee



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3., 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 the conveyance he/she as such Attorney for US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2006-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-3 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 15 day of March, 2013.

Jaclyn Lee Collier

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2018
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209



Real Estate Sales Validation Form

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

Grantor's Name Nelson Mwangi
Mailing Address _____

Grantee's Name US Bank National Association,
Mailing Address as Trustee for Adjustable Rate
Mortgage Trust 2006-3, Adjustable
Rate Mortgage-Backed Pass-Through
Certificates, Series 2006-3 c/o Wells
Fargo Bank, N. A. 2324 Overland Avenue
MAC#B6955-01C Billings, MT 59102

Property Address 126 Ashby Street
Calera, AL 35040

Date of Sale 3-13-2013
Total Purchase Price \$ 101,915.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure bid Amount

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, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, 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 3-13-2013

Print JACKYN COLLIER

Sign JACKYN COLLIER

____ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

