


PREPARED BY:

Ray A. Carle, ESQ

McCalla Raymer, LLC

1544 Old Alabama Road

Roswell, Georgia 30076


20130603000225420 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
06/03/2013 01:03:31 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Please Cross Reference to: Instrument No. 20070912000427160

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 6, 2007, **William T. Carter, Unmarried, Mortgagor**, did execute a certain mortgage to **U.S. Bank National Association ND**, which said mortgage is recorded in Instrument No. 20070912000427160, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. Bank National Association ND as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 05/01/2013; and

WHEREAS, on May 16, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:40 o'clock am between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank National Association ND did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association ND in the amount of **FIVE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-ONE DOLLARS AND EIGHTY-NINE CENTS (\$547,571.89)** which sum the said U.S. Bank National Association ND offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank National Association ND; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of FIVE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-ONE DOLLARS AND EIGHTY-NINE CENTS (\$547,571.89), cash, on the indebtedness secured by said mortgage, the said William T. Carter, Unmarried, acting by and through the said U.S. Bank National Association ND as transferee, by Meivin Conan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association ND, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

**LOTS 22 AND 27 ACCORDING TO THE SURVEY OF SECTOR TWO SPRING GARDEN ESTATES, AS
RECORDED IN MAP BOOK 5, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY,**

ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHT-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association ND, 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, William T. Carter, Unmarried, Mortgagor(s) by the said U.S. Bank National Association ND have caused this instrument to be executed by melvin cowan, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said melvin cowan, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 16 day of may, 2013.

William T. Carter, Unmarried, Mortgagor(s)

U.S. Bank National Association ND, Mortgagee or Transferee of Mortgagee

By: [Signature]

_____ as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that melvin cowan, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 16 day of May, 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/29/13

Grantee Name / Send tax notice to:
ATTN:
U.S. BANK NATIONAL ASSOCIATION
205 West 4th Street
Suite 500
Cincinnati, OH 45202


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File No.: 917912

Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association. Grantee's Name U.S. Bank National Association
Mailing Address 205 West 4th Street Mailing Address 205 West 4th Street
Suite 500 Suite 500
Cincinnati, OH 45202 Cincinnati, OH 45202

Property Address _____
932 Spring Garden St
Indian Springs, AL 35124

Date of Sale 5/16/13
Total Purchase Price \$ 547,571.89
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

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 5/29/13

Print MARCUS CLARK

____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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