

SEND TAX NOTICE TO:
Bank of America, N.A.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024



20130708000276600 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:20:08 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of November, 2004, Jo A. Clair (also known as Jo Clair) and husband, Richie Clair and Jeffrey Clair, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041206000667290, said mortgage having subsequently been transferred and assigned to US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01, by instrument recorded in Instrument Number 20120509000163760, 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 US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01 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 May 15, 2013, May 22, 2013, and May 29, 2013; and

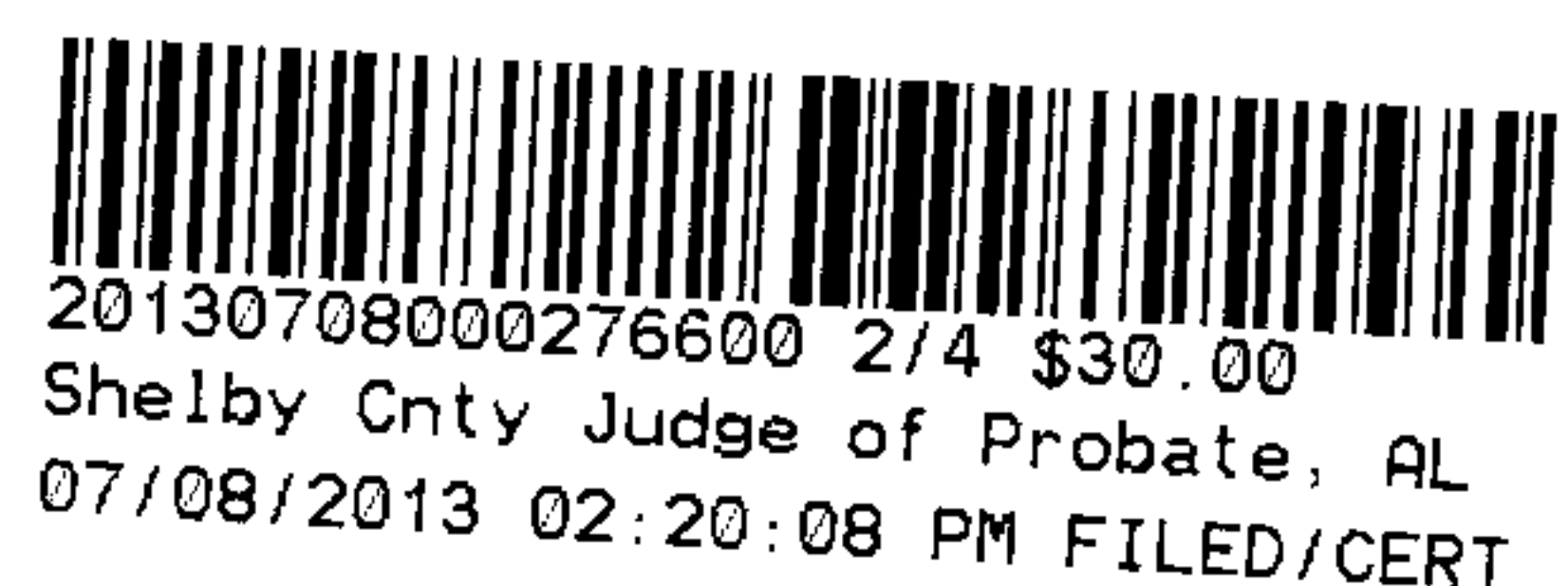
WHEREAS, on June 24, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01; and

WHEREAS, Bank of America, N.A. for the benefit of US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01 was the highest bidder and best bidder in the amount of Three Hundred Forty-Two Thousand And 00/100 Dollars (\$342,000.00) on the indebtedness secured by said mortgage, the said US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bank of America, N.A. for the benefit of US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 41, according to the survey of Heatherwood, Fourth Sector, First Addition, as recorded in Map Book 11, Pages 32 and 33, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A. for the benefit of US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01 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, US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 1 day of July, 2013.

US Bank National Association as Trustee for
CSFB Mortgage Loan Trust 2005-01

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

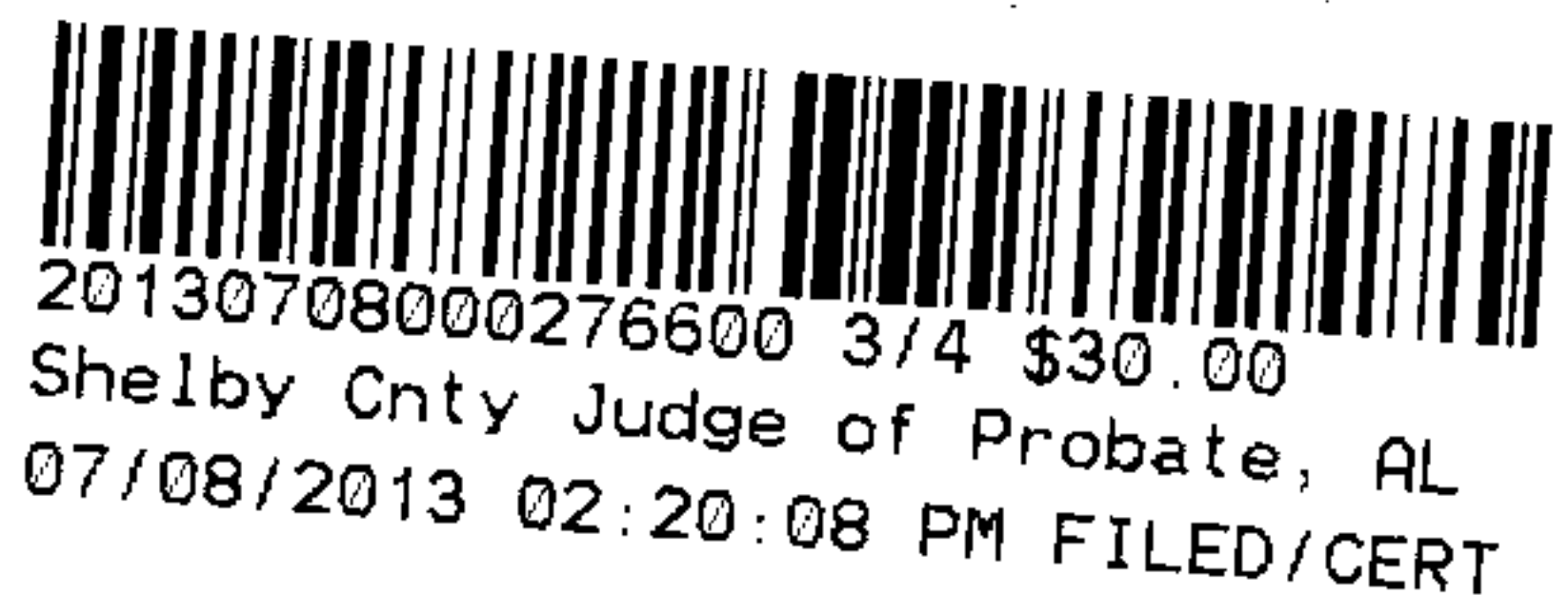
JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer for US Bank National Association as Trustee for CSFB Mortgage Loan Trust 2005-01, 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 1 day of July, 2013.

Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires 07/30/2016

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



Real Estate Sales Validation Form

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

Grantor's Name US Bank National Association as
Trustee for CSFB Mortgage
Loan Trust 2005-01

c/o Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 902 Masters Lane
Birmingham, AL 35244

Grantee's Name Bank of America, N.A. for the
benefit of US Bank National
Association as Trustee for CSFB
Mortgage Loan Trust 2005-01c/o
Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Date of Sale 06/24/2013

Total Purchase Price \$342,000.00

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 Price

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

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

☐ Unattested

(verified by)

Print Laura L Gilmore, foreclosure specialist

Sign 

(Grantor/Grantee/Owner/Agent) circle one



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