


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301


20140219000045440 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/19/2014 12:12:28 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of November, 2006, Timothy M. Scaggs, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for HMSV-USB Lending, LLC D.B.A. Mortgagesouth, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061211000598560, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, by instrument recorded in Instrument Number 20130701000267570, 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 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 January 15, 2014, January 22, 2014, and January 29, 2014; and



WHEREAS, on February 10, 2014, 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 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 U.S. Bank National Association; and

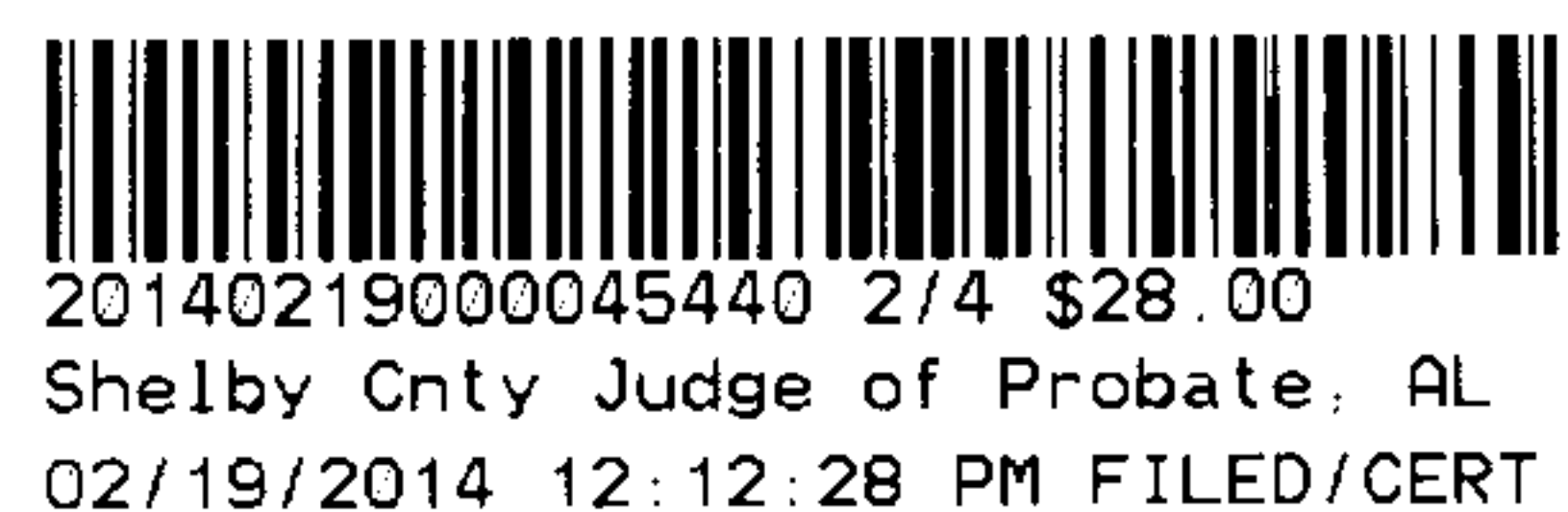
WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Nineteen Thousand Three Hundred Thirteen And 13/100 Dollars (\$119,313.13) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 24 North, Range 12 East, and a part of the West 1/2 of West 1/2 of Fractional Section 27, Township 22 South, Range 3 West, described as follows: Beginning at the Southeast corner of the Frank Miller Property and run Northeasterly 189 feet; thence run Northwesterly 100 feet; thence run Southwesterly 203 feet; thence run Southeasterly 100 feet to the Point of Beginning. Also: Begin at the Southeast corner of the Mydel & Faye Horton's property and run Northeasterly 203 feet, more or less; thence run Northwesterly 300 feet more or less to the edge of the road; thence run Southwesterly 337 feet more or less; thence run Southeasterly 210 feet more or less, to the Point of Beginning. All being situated in Shelby County, Alabama.

The hereinabove described property being more accurately described as follows:

Commence at the Southeast Corner of Fractional Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; thence North 30 degrees 40 minutes 00 seconds West, a distance of 256.99 feet; thence North 05 degrees 53 minutes 38 seconds East, a distance of 511.46 feet to the POINT OF BEGINNING, said point being a curve to the right, having a radius of 142.28, a central angle of 47 degrees 37 minutes 57 seconds and subtended by a chord which bears North 32 degrees 24 minutes 53 seconds East, a distance of 114.91 feet; thence along the arc of said curve a distance of 118.28 feet; thence North 56 degrees 13 minutes 52 seconds East, a distance of 190.35 feet; thence South 61 degrees 20 minutes 38 seconds East, a distance of 288.98 feet; thence South 12 degrees, 41 minutes, 22 seconds West, a distance of 191.11 feet; thence North 74 degrees 11 minutes 02 seconds West, a distance of 448.41 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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, 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 13 day of Feb, 2014.

U.S. Bank National Association

By: AMN Auctioneering, LLC
Its: Auctioneer

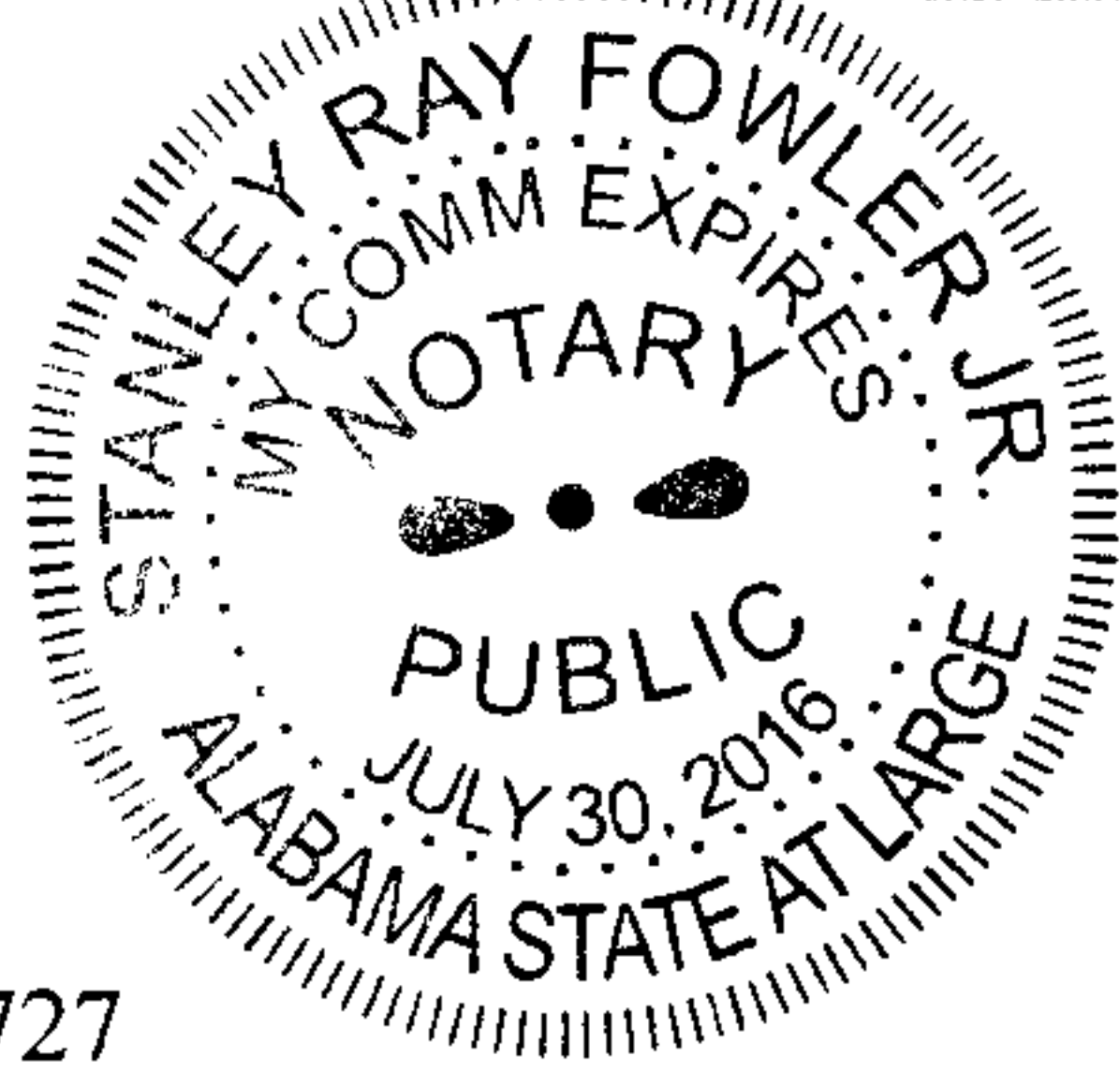
By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

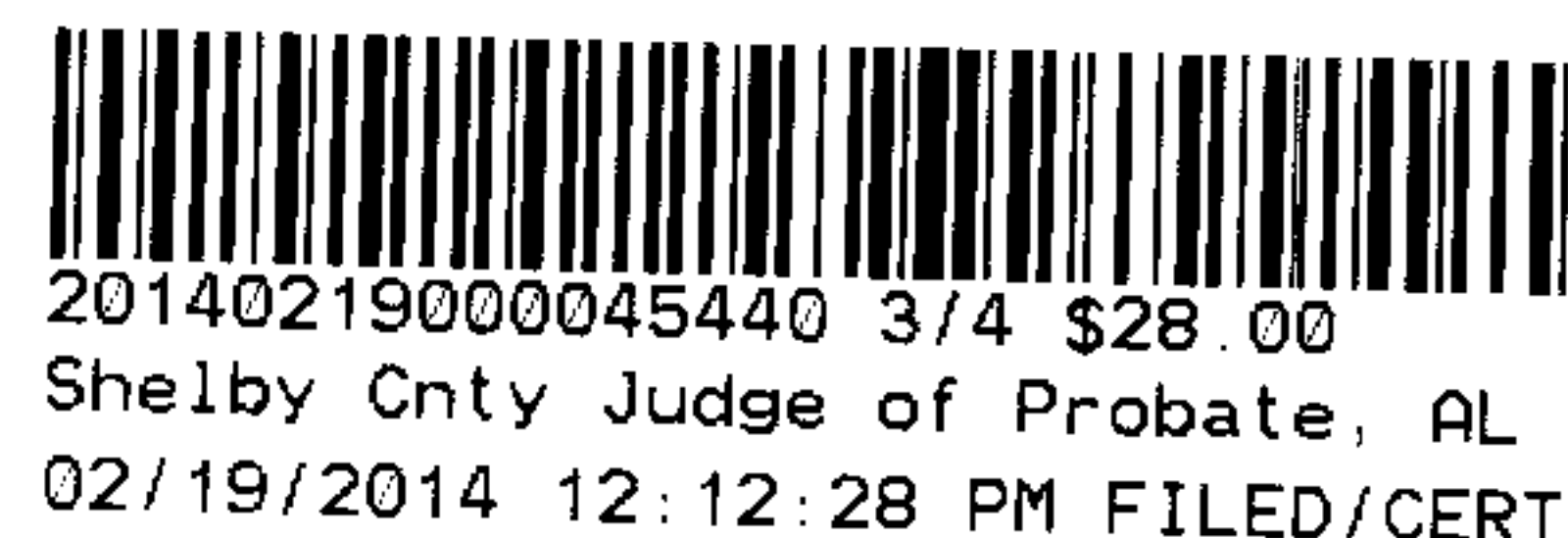
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for U.S. Bank National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 13 day of Feb, 2014.



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

[Signature]
Notary Public
My Commission Expires: _____



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 Federal Home Loan Mortgage Corporation

Mailing Address c/o U.S. Bank National Association

Mailing Address 5000 Plano Parkway Carrollton, TX 75010

4801 Frederica Street Owensboro, KY 42301

Property Address 50 Jones Lane Montevallo, AL 35115

Date of Sale 2/10/2014

Total Purchase Price \$119,313.13

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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.

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 2/10/14

Print Laura L Gilmore, foreclosure specialist

☐ Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


20140219000045440 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/19/2014 12:12:28 PM FILED/CERT