



20140910000283820 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
09/10/2014 01:41:44 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq. *[Signature]*
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

U.S. Bank National Association, as
Trustee for Residential Asset
Mortgage Products, Inc., Mortgage
Asset-Backed Pass-Through
Certificates, Series 2005-EFC5
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

Brandy Walker
1902 Chandalar Court
Pelham, AL 35124

GRANTEE

U.S. Bank National Association, as
Trustee for Residential Asset
Mortgage Products, Inc., Mortgage
Asset-Backed Pass-Through
Certificates, Series 2005-EFC5
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 1902 Chandalar Court, Pelham, AL 35124
Purchase Price: \$88,108.03 ***Mortgagee credit***
Sale Date: August 28, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on August 17, 2005, Brandy Walker, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for EquiFirst Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20050826000441970; and subsequently transferred and assigned to U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5, and said assignment being recorded in Instrument Number 20130802000315490; and

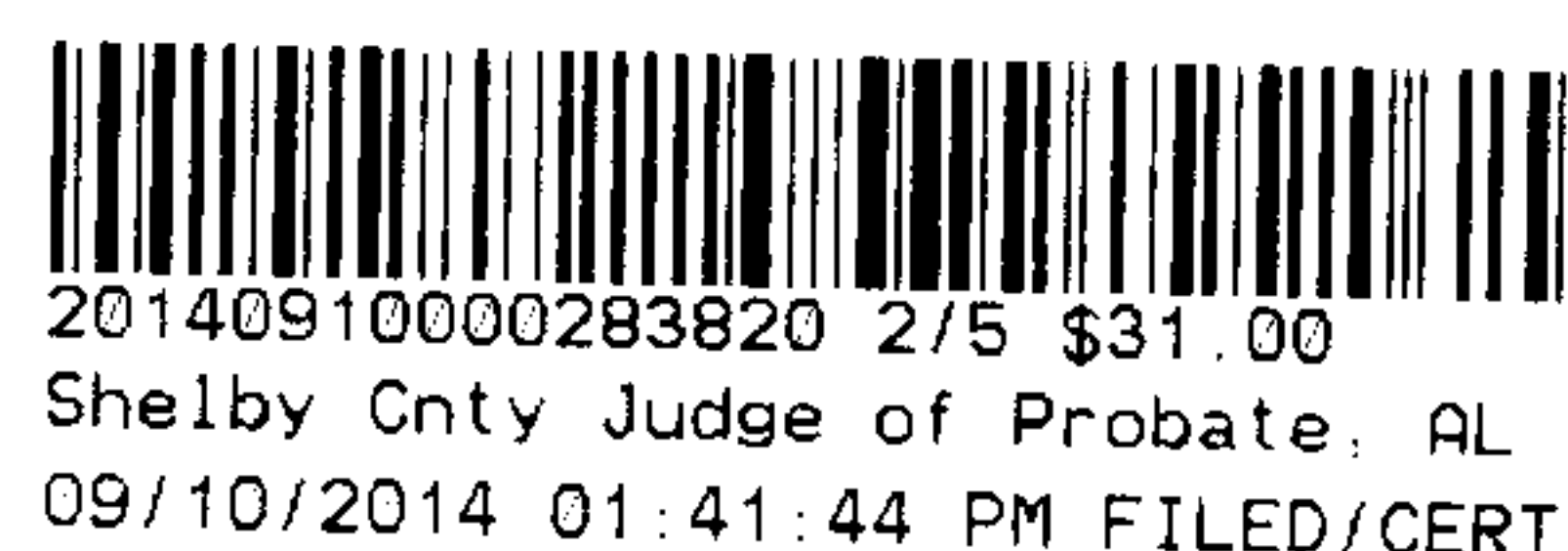
WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 30, 2014, August 6, 2014, August 13, 2014; and

WHEREAS, on August 28, 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 and properly conducted, and Jimmie Raye Newman did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5; and



WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5, in the amount of \$88,108.03, which sum of money U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5, by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5, the following described property situated in Shelby County, Alabama, to-wit:



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Unit "C", Building 6, Phase II of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along the East line of said 1/4-1/4 Section, a distance of 980.76 feet; thence 90 degrees left in a Westerly direction, a distance of 429.03 feet; thence 122 degrees 43 minutes 15 seconds left, in a Southeasterly direction a distance of 124.55 feet; thence 90 degrees right in a Southwesterly direction a distance of 14.87 feet to a point on the Southeast outer corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 6; thence 11 degrees 42 minutes 15 seconds right in a Southwesterly direction along the outer face of said wood fence, a distance of 23.5 feet to the point of beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of said Unit "C", a distance of 19.0 feet; thence 90 degrees right, in a Northwesterly direction along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.8 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face, 6.0 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along the Northeast outer face of said storage building a distance of 4.1 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Northeasterly direction along the Northwest outer face of said wood fence, extending across the back of Unit "C", a distance of 13.0 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right in a Southeasterly direction along the centerline of said wood fence, also the centerline of a party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property to U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5 and its successors and assigns; 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.

IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5 and Brandy Walker have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie



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Raye Newman, as Auctioneer conducting said sale on August 28, 2014.

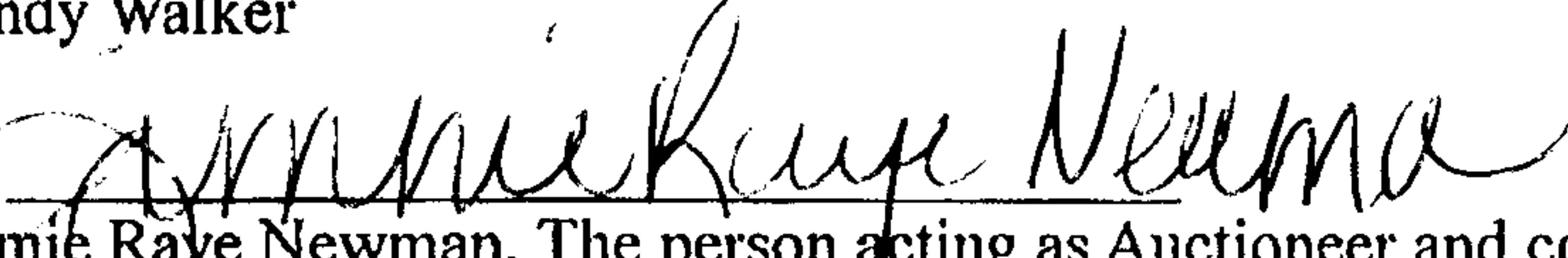
U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5

By:


Jimmie Raye Newman, Attorney-in-Fact

Brandy Walker

By:


Jimmie Raye Newman, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By:


Jimmie Raye Newman, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for Brandy Walker, and whose name as Attorney-in-Fact and agent for U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5; and whose name as Auctioneer and person making said sale, 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/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 9th day of September, 2014.



Notary Public

My Commission Expires:

6-28-18



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large


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