


SEND TAX NOTICE TO:
Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063


20140916000290550 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/16/2014 01:39:48 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of August, 2006, John M. Denson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Calusa Investments, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060915000459540, said mortgage having subsequently been transferred and assigned to U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI, by instrument recorded in Instrument Number 20140317000072490, 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 Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI 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 August 6, 2014, August 13, 2014, and August 20, 2014; and

WHEREAS, on September 8, 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 Trust, N.A., as



Trustee for Volt Asset Holdings Trust XVI 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 Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI was the highest bidder and best bidder in the amount of One Hundred Forty-Eight Thousand Two Hundred Twenty-Five And 17/100 Dollars (\$148,225.17) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI, by and through Aaron Warner as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

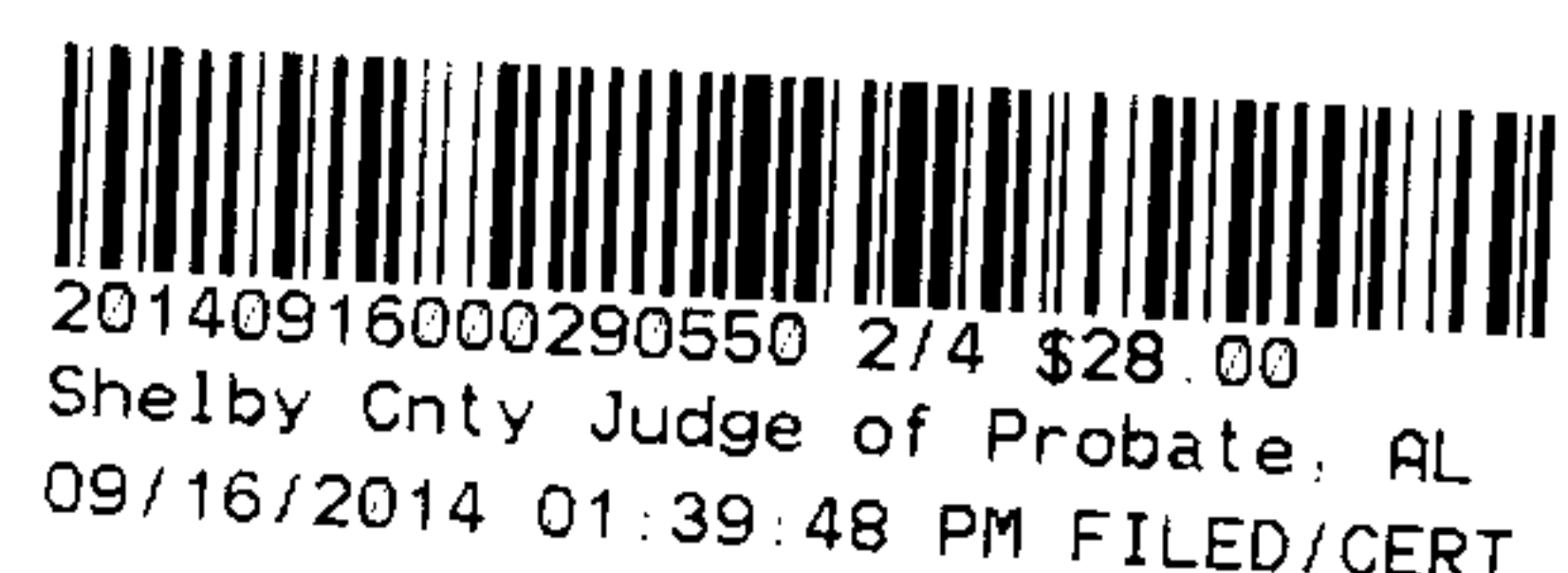
A parcel of land situated partly in Northwest 1/4 of Northeast 1/4, Section 27, and partly in Southwest 1/4 of Southeast 1/4, Section 22, both in Township 19 South, Range 1 East, described as follows:

From a point on the West line of Southwest 1/4 of Southeast 1/4, Section 22, which point is 212 1/2 feet South of the Northwest corner of such 40, run South along the 40 line to a point 310 feet North of the Florida Short Route Highway right of way; thence East parallel with the South Line of such 40, 300 feet; thence South at a right angle to the Florida Short Route Highway right of way; Thence Easterly along the right of way to a point which is 560 feet East of the West line of the Northwest 1/4 of Northeast 1/4 Section 27; run thence North parallel with the West line of such 40 to a point 712 1/2 feet South of the North line of Southwest 1/4 of Southeast 1/4, Section 22; thence West at a right angle 300 feet; thence North parallel with the West line of such 40, 500 feet; thence West to the point of beginning.

Less and Except a 30-foot strip of land conveyed to Wilburn Mann by deed recorded in Deed Book 295, Page 212, in Probate Office.

Also Less and Except that portion conveyed to Donovan A. Gibbens and Becky A. Gibbens, by deed recorded as Instrument Number 2000-37562, in Probate Office.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI 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 Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 10 day of Sept, 2014.

U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI

By: Aaron Warner, Auctioneer
Its: Auctioneer

By: [Signature]
Aaron Warner, Auctioneer

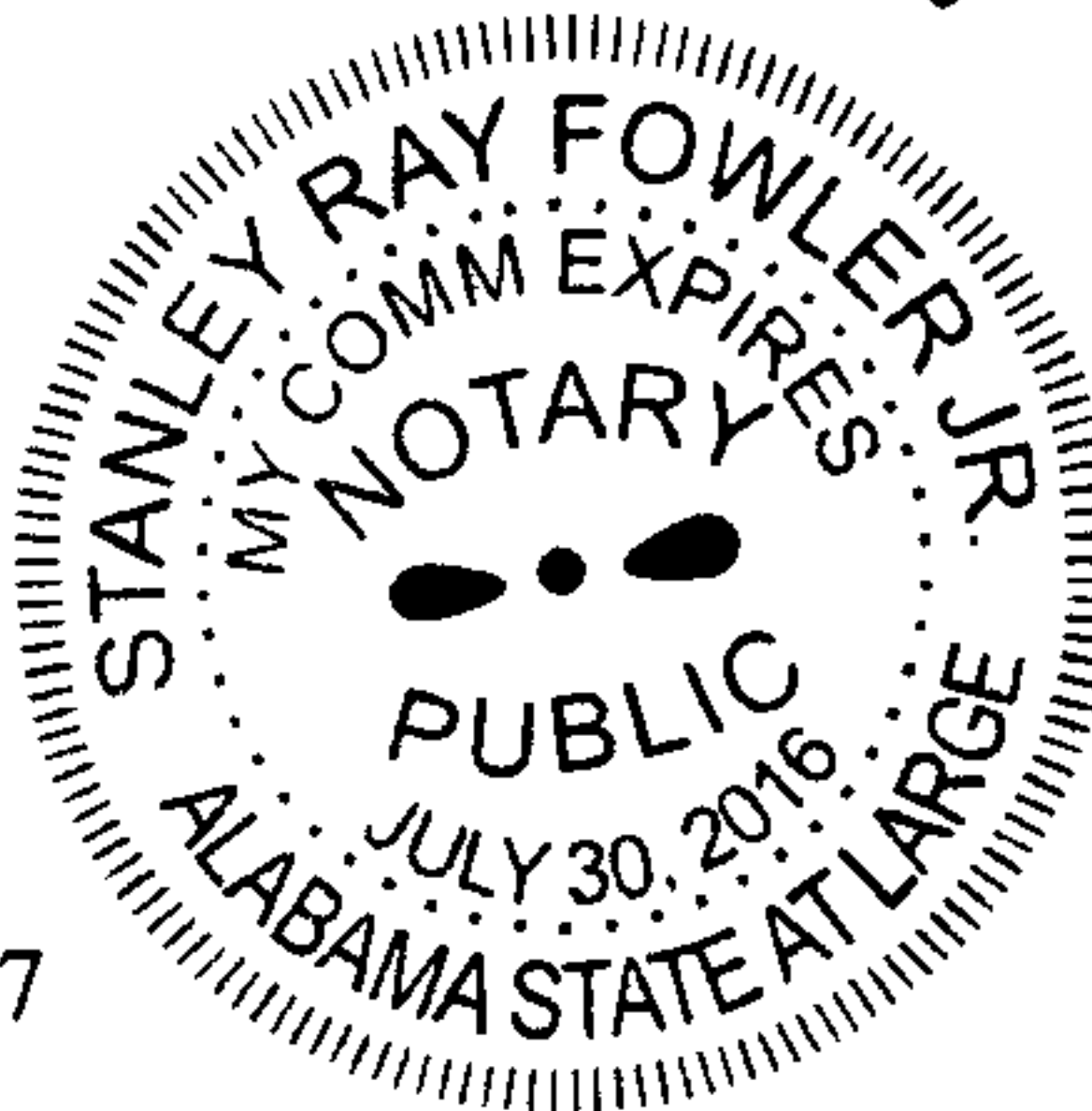
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his capacity as auctioneer for U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings Trust XVI, 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 10 day of Sept, 2014.

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



[Signature]
Notary Public
My Commission Expires: _____



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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>U.S. Bank Trust, N.A., as Trustee for</u> <u>Volt Asset Holdings Trust XVI</u> <u>c/o Caliber Home Loans, Inc.</u>	Grantee's Name	<u>U.S. Bank Trust, N.A., as Trustee for</u> <u>Volt Asset Holdings Trust XVI</u> <u>c/o Caliber Home Loans, Inc.</u>
Mailing Address	<u>3701 Regent Boulevard</u> <u>Suite 200</u> <u>Irving, TX 75063</u>	Mailing Address	<u>3701 Regent Boulevard</u> <u>Suite 200</u> <u>Irving, TX 75063</u>

Property Address	<u>3668 Westover Road</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>09/08/2014</u>
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Total Purchase Price	<u>\$148,225.17</u>
or	
Actual Value	<u>\$</u>
or	
Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<input type="checkbox"/> 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 9/2/2014

☐ Unattested
☐ (verified by) _____

Print Tradia Vereen, foreclosure specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one one

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