

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

US Bank National Association As
Trustee For RASC 2005KS12
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

James J. Thompson
4912 Keith Drive
Birmingham, AL 35242


Katherine Thompson
4912 Keith Drive
Birmingham, AL 35242

GRANTEE

US Bank National Association As
Trustee For RASC 2005KS12
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 4912 Keith Drive, Birmingham, AL 35242
Purchase Price: \$370,433.30 ***Mortgagee credit***
Sale Date: October 29, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)


20141202000378010 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
12/02/2014 10:40:01 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on November 3, 2005, James J. Thompson and Katherine Thompson, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for HengerRast Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at instrument number, 20051214000647530; and subsequently transferred and assigned to US Bank National Association As Trustee For RASC 2005KS12, and said assignment being recorded in Instrument Number, 20100706000213220; 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 US Bank National Association As Trustee For RASC 2005KS12 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 October 1, 2014, October 8, 2014, October 15, 2014; and

WHEREAS, on October 29, 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 Cari McKinney 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, Cari McKinney was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said US Bank National Association As Trustee For RASC 2005KS12 ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of US Bank National Association As Trustee For RASC 2005KS12 , in the amount of \$370,433.30, which sum of money US Bank National Association As Trustee For RASC 2005KS12 offered to credit on the indebtedness secured by said mortgage, and the said



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Lot 5, Block 4, According to the Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, US Bank National Association as Trustee for RASC 2005KS12 and James J. Thompson and Katherine Thompson have caused this instrument to be executed by and through Cari McKinney, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Cari McKinney, as Auctioneer conducting said sale on October 29, 2014.

By: Cari McKinney
Cari McKinney, Attorney-in-Fact

By: Cari McKinney
Cari McKinney, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Cari McKinney
Cari McKinney, As the Auctioneer and person making said sale

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I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Cari McKinney, whose name as Attorney-in-Fact for James J. Thompson and

Katherine Thompson, and whose name as Attorney-in-Fact and agent for US Bank National Association As Trustee For RASC 2005KS12 ; 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 19th day of November, 2014.

Dorothy M. Veitch

Notary Public

My Commission Expires: 6-28-18



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

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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 James J. + Katherine Thompson
Mailing Address 4912 Keith Drive
Birmingham, AL 35242

Grantee's Name US Bank National Association
Mailing Address 1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address 4912 Keith Drive
Birmingham, AL 35242

Date of Sale Oct. 29, 2014
Total Purchase Price \$372,433.30

or
Actual Value \$

or
Assessor's Market Value \$



20141202000378010 5/5 \$31.00
Shelby Cnty Judge of Probate, AL
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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 Deed

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 owning interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12-1-2014

Print Donna Darlene England Hunt

☐ Unattested

Sign Donna Darlene England Hunt

(verified by)

(Grantor/Grantee/Owner/Agent/Other)