

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
RASC 2006-KS3
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

Lisa M Calhoun-Walker
4401 Club Circle
Birmingham, AL 35242

Michael J Walker
4401 Club Circle
Birmingham, AL 35242

GRANTEE

U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
RASC 2006-KS3
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 4401 Club Circle, Birmingham, AL 35242
Purchase Price: \$360,862.06 ***Mortgagee credit***
Sale Date: December 17, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on September 15, 2005, Michael J Walker, Married Man and Wife Lisa M Calhoun-Walker, executed a certain mortgage on the property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALIANT BANK, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20050920000486960; and subsequently transferred and assigned to U.S. Bank National Association as Trustee for RASC 2006- KS3, and said assignment being recorded in Instrument Number, 20121001000372620; 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 RASC 2006-KS3 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 29, 2014, November 5, 2014, November 12, 2014; and December 3, 2014; and

WHEREAS, on December 17, 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3; 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 RASC

2006-KS3, in the amount of \$360,862.06, which sum of money U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3 offered to credit on the indebtedness secured by said mortgage, and the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3, by and through Cari McKinney, as Auctioneer conducting said sale and as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3, the following described property situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3 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 RASC 2006-KS3 and Michael J Walker and Lisa M Calhoun-Walker 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 December 17, 2014.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3

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

20150129000030060 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
01/29/2015 10:11:16 AM FILED/CERT

Michael J Walker and Lisa M Calhoun-Walker

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

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 Cari McKinney, whose name as Attorney-in-Fact for Michael J Walker and Lisa M Calhoun-Walker, and whose name as Attorney-in-Fact and agent for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS3; 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 26th day of January, 2015.

Dorothy M. Veitch
Notary Public

My Commission Expires: 6-28-18



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