


SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
5000 Plano Parkway  
Des Moines, IA 50328

  
20150420000127750 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/20/2015 02:24:51 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 December, 2004, Jimmy W. and Kim R. Dismukes, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SouthStar Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050110000011460, said mortgage having subsequently been transferred and assigned to US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5, by instrument recorded in Instrument Number 20111118000350640, 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 US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5 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 March 4, 2015, March 11, 2015, and March 18, 2015; and

WHEREAS, on April 6, 2015, 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 US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5; and

WHEREAS, US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5 was the highest bidder and best bidder in the amount of Four Hundred Forty Thousand And 00/100 Dollars (\$440,000.00) on the indebtedness secured by said mortgage, the said US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42, A, B, and C, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5 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,



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encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 9th day of April, 2015.

US Bank, National Association, as Trustee for  
GSR Mortgage Loan Trust 2005-AR5

By: Red Mountain Title, LLC  
Its: Auctioneer

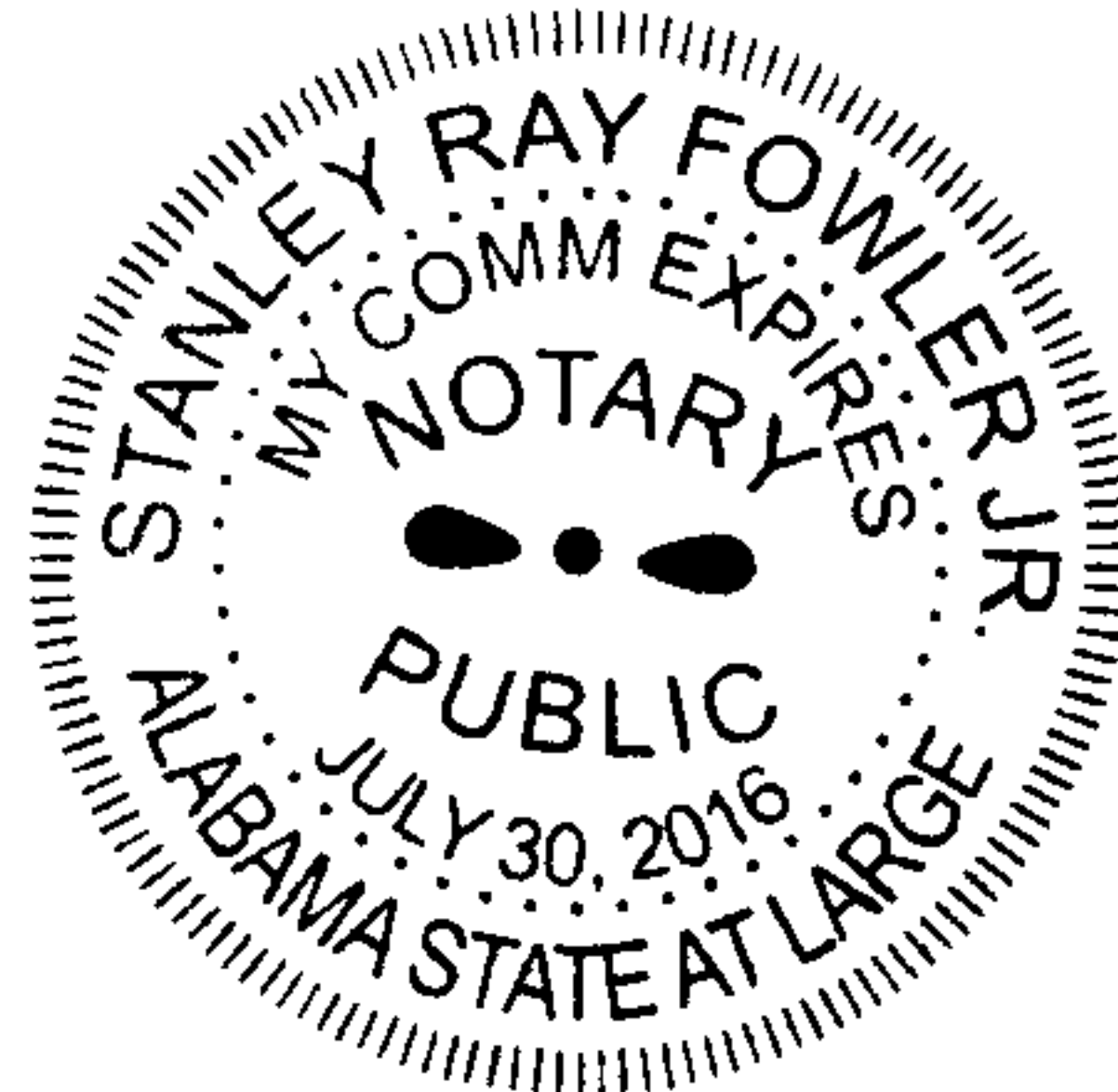
By: P. Andrew Benefield  
P. Andrew Benefield, Auctioneer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that P. Andrew Benefield, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5, 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 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 9 day of April, 2015.



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

Stanley Ray Fowler, Jr.  
Notary Public  
My Commission Expires: July 30, 2016

20150420000127750 3/4 \$29.00  
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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 US Bank, National Association,  
as Trustee for GSR Mortgage  
Loan Trust 2005-AR5

Mailing Address c/o Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Property Address 1524 Greystone Parc Cir  
Birmingham, AL 35242

Grantee's Name US Bank, National Association, as  
Trustee for GSR Mortgage Loan  
Trust 2005-AR5

Mailing Address c/o Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Date of Sale 04/06/2015

Total Purchase Price \$440,000.00

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 \_\_\_\_\_

☐ Unattested

(verified by)

Print Stanley Fowler, Foreclosure Specialist

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



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