

SEND TAX NOTICE TO:
GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

STATE OF ALABAMA)
SHELBY COUNTY)


20150610000194570 1/5 \$32.00
Shelby Cnty Judge of Probate, AL
06/10/2015 01:08:14 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of August, 2000, Deborah W. Culpepper and Michael C. Culpepper, executed that certain mortgage on real property hereinafter described to Consec Bank, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-31428, said mortgage having subsequently been transferred and assigned to U.S. Bank, N.A. as trustee for Manufactured Housing Contract Senior/Subordinate Pass=Through Certificate Trust 2000-5, by instrument recorded in Instrument Number 20150323000091110, 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, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-



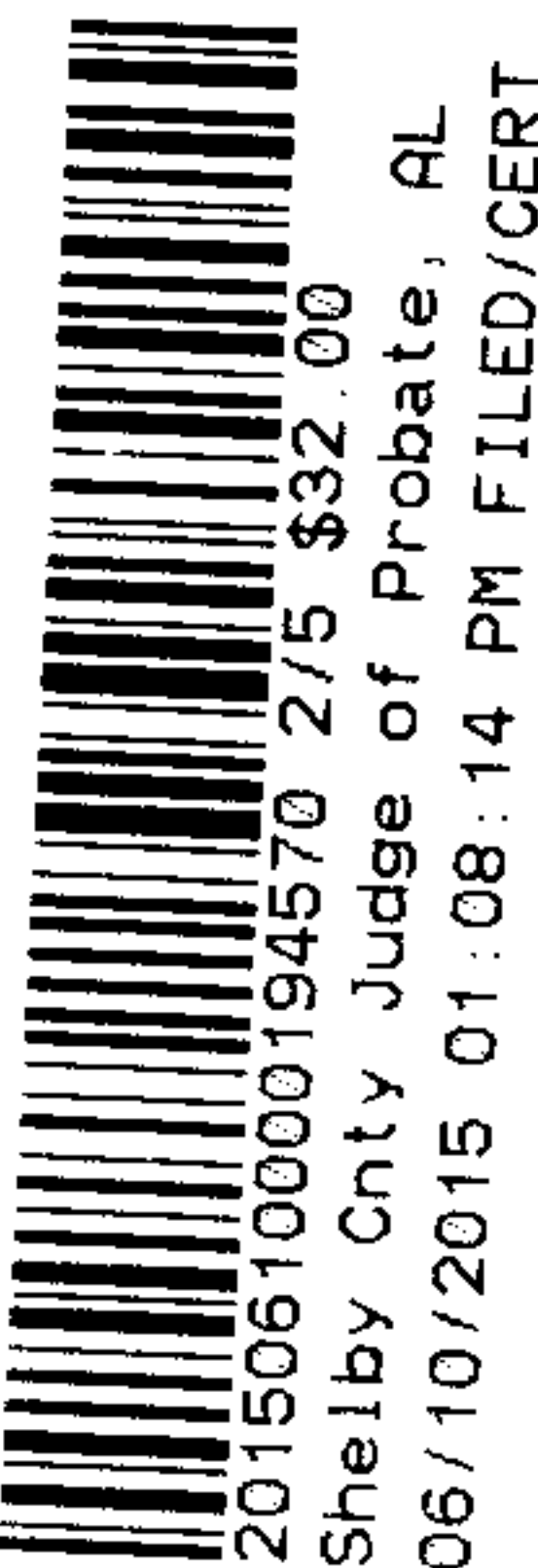
Through Certificate Trust 2000-5 by Green Tree Servicing LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 6, 2015, May 13, 2015, and May 20, 2015; and

WHEREAS, on June 3, 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 U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC 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 U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC; and

WHEREAS, U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC was the highest bidder and best bidder in the amount of Thirty Thousand Three Hundred One And 01/100 Dollars (\$30,301.01) on the indebtedness secured by said mortgage, the said U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the NW corner of Lot 1 of Weaver Farms as recorded in the Office of the Judge of Probate in Shelby County, Alabama. Thence run East along the North line of said Lot 1 a distance of 296.50 feet; thence turn an angle of 90 degrees 09 minutes 04 seconds right and run a



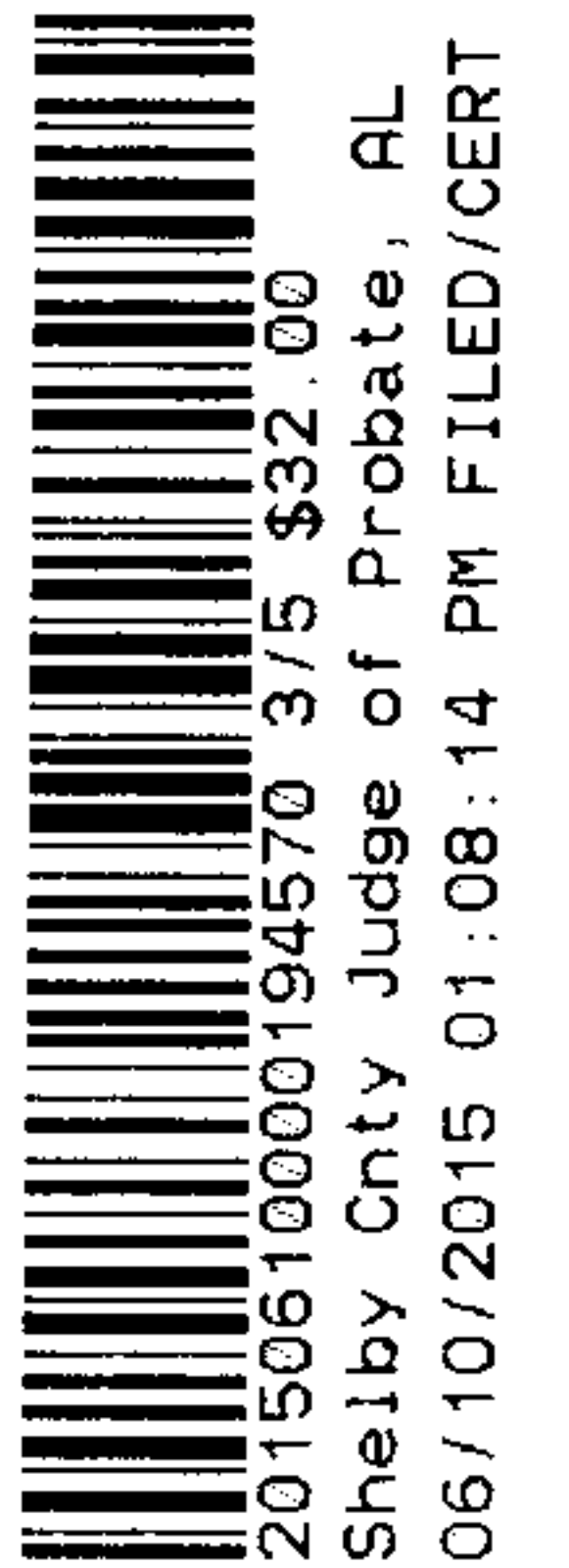
distance of 701.02 feet; thence turn an angle of 38 degrees 20 minutes 37 seconds left and run a distance of 134.92 feet; thence turn an angle of 109 degrees 28 minutes 46 seconds right and run a distance of 372.75 feet; thence turn an angle of 91 degrees 12 minutes 58 seconds right and run a distance of 821.61 feet to the point of beginning. Containing 6.00 acres, more or less.

Said parcel is subject to the following;

Beginning at the NE corner of Lot 1 of Weaver Farms as recorded in the Office of the Judge of Probate in Shelby County, Alabama, thence run West along said North line of said Lot 1 a distance of 340.06 feet; thence turn an angle of 89 degrees 50 minutes 56 seconds left and run a distance of 701.02 feet; thence turn an angle of 125 degrees 17 minutes 52 seconds left and run a distance of 568.72 feet; thence turn an angle of 73 degrees 05 minutes 31 seconds left and run a distance of 393.9 feet to the point of beginning, containing 5.19 acres, more or less.

Also a 20 foot easement for the purpose of ingress, egress, and utilities being more particularly described as follows: Beginning at a point 20 feet, more or less, on the right of way of Ronbar Drive and being Southwest of the SE corner of Lot 1 of Weaver Farms as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Northerly direction 20 feet West of and parallel to the East line of said Lot 1 to a point 20 feet, more or less, North of the Southeasterly line of the above described parcel; thence run in a Southwesterly direction 20 feet North of and parallel to the Southeast line of said parcel to the West line of said parcel, being the end of said easement.

TO HAVE AND TO HOLD the above described property unto U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC 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, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC, 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 5th day of June, 2015.

U.S. Bank, N.A. as trustee on behalf of
Manufactured Housing Contract
Senior/Subordinate Pass-Through Certificate
Trust 2000-5 by Green Tree Servicing LLC

By: Red Mountain Title, LLC
Its: Auctioneer

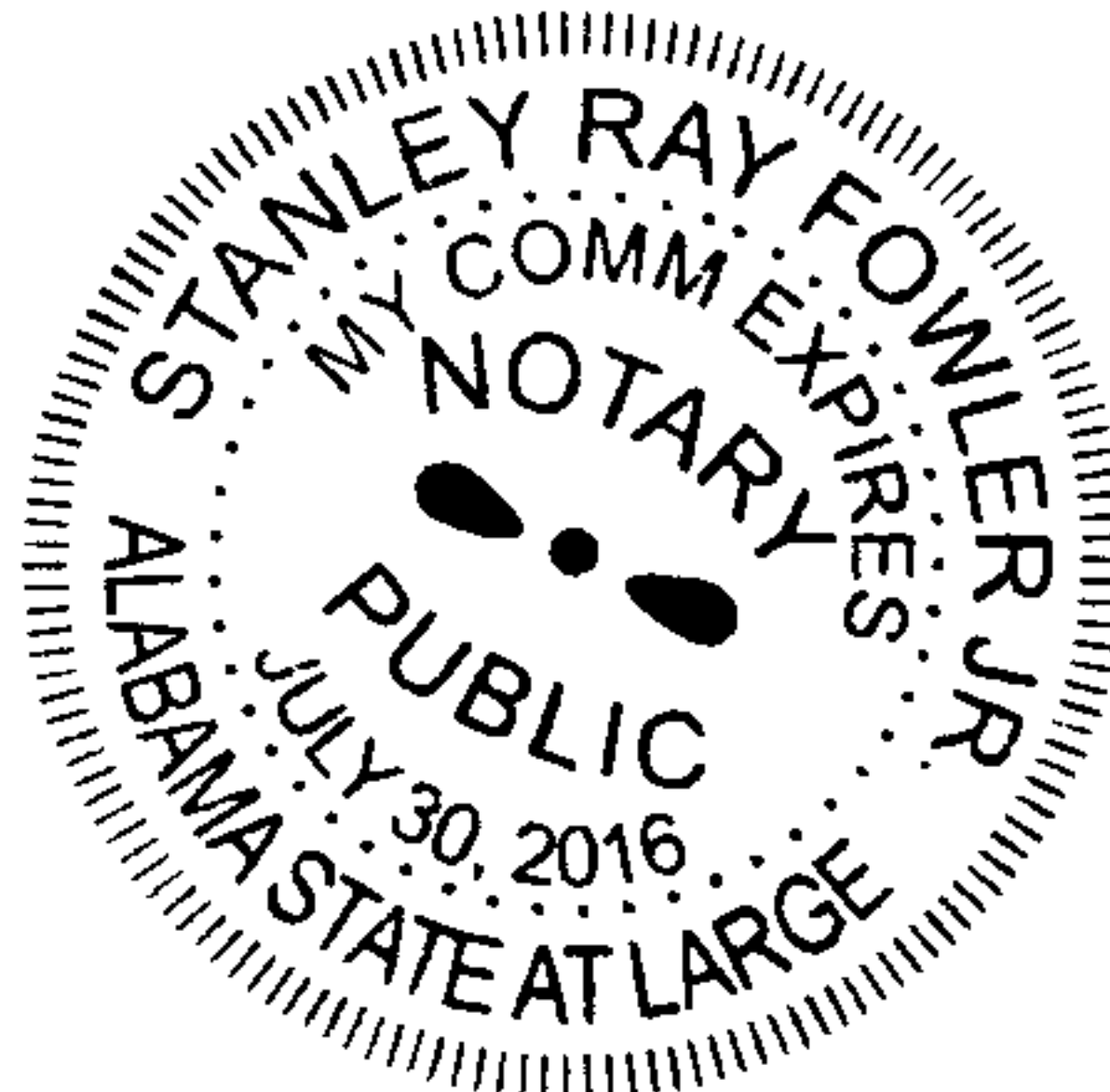
By: [Signature]
Lee Nash, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank, N.A. as trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5 by Green Tree Servicing LLC, 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 5 day of June, 2015.



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

[Signature]
Notary Public
My Commission Expires: [Signature]



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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.S. Bank, N.A. as trustee on
behalf of Manufactured Housing
Contract Senior/Subordinate
Pass-Through Certificate Trust
2000-5 by Green Tree Servicing
LLC

Mailing Address c/o GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Property Address 343 Ronbar Rd
Columbiana, AL 35051

Grantee's Name U.S. Bank, N.A. as trustee on
behalf of Manufactured Housing
Contract Senior/Subordinate
Pass-Through Certificate Trust
2000-5 by Green Tree Servicing
LLC

Mailing Address c/o GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Date of Sale 06/03/2015

Total Purchase Price \$30,301.01

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price _____

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 Corey Johnson, Foreclosure Specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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