

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That MARY ROBINSON AND CLEO ROBINSON, wife and husband, did, on to-wit, July 16th, 2004, execute a mortgage to Argent Mortgage Company, LLC which mortgage is recorded in Instrument #20040806000441630, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL by instrument recorded in Instrument #20140527000158840 said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of June 24, 2015, July 1, 2015, and July 8, 2015; and

WHEREAS, on July 15, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL in the amount of ONE HUNDRED SIX THOUSAND THREE HUNDRED SIX AND 6/100THS (\$106,306.68) DOLLARS, which sum the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED SIX THOUSAND THREE HUNDRED SIX AND 6/100THS (\$106,306.68) DOLLARS, on the indebtedness secured by said mortgage, the said Mary I. Robinson and Cleo Robinson, acting by and through the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 619, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 6th Addition, as recorded in Map Book 32, Page 48, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD THE above-described property unto the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS SERIES 2004-18SL forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

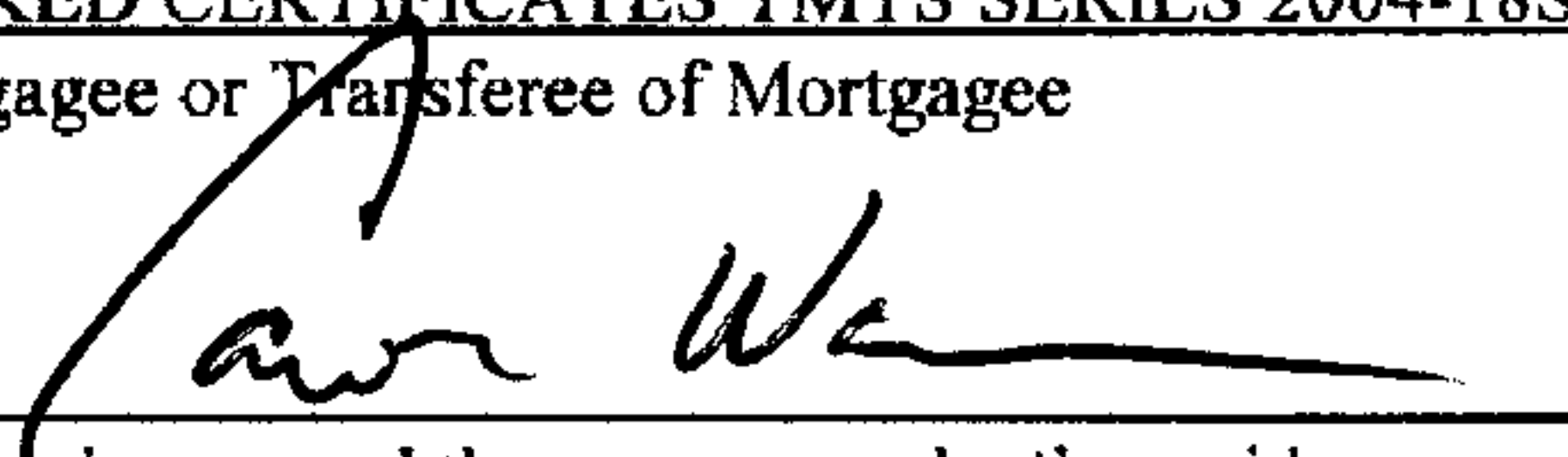
IN WITNESS WHEREOF, the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-BACKED CERTIFICATES TMTS



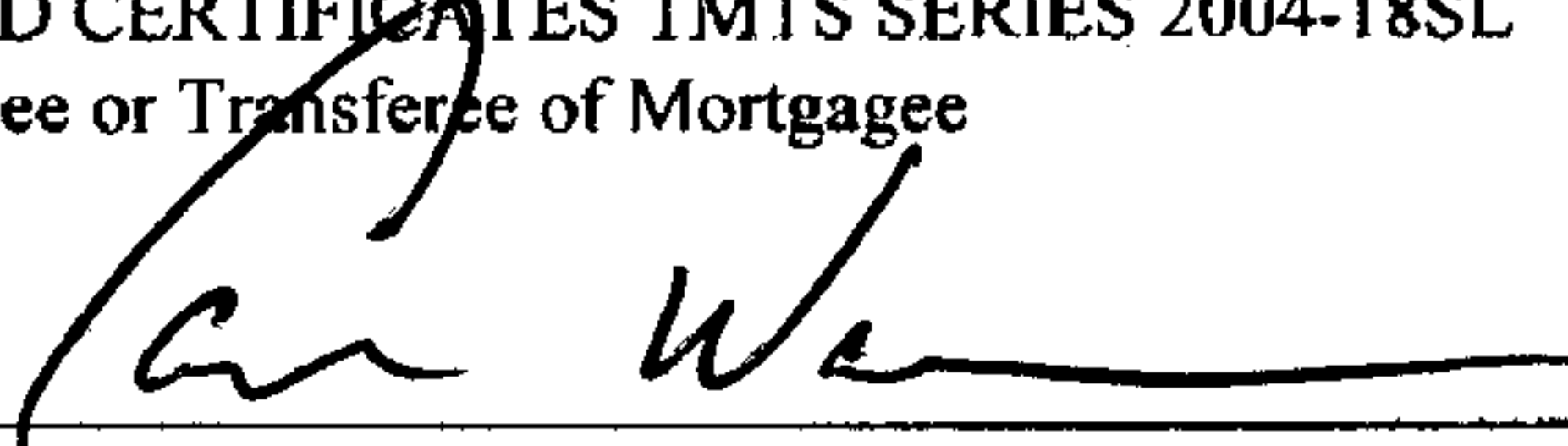
SERIES 2004-18SL has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 15th day of July, 2015.


Mary I. Robinson and Cleo Robinson
Mortgagors

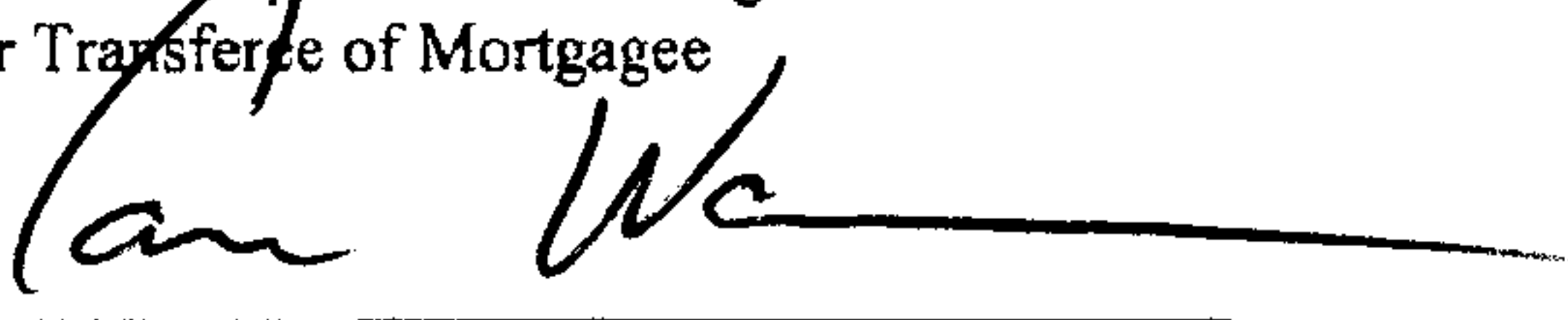
By: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE
HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-
BACKED CERTIFICATES TMTS SERIES 2004-18SL
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE
HOLDERS OF TERWIN MORTGAGE TRUST-2004 18SL- ASSET-
BACKED CERTIFICATES TMTS SERIES 2004-18SL
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee


20150715000240840 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
07/15/2015 02:04:11 PM FILED/CERT


As Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 2015.


NOTARY PUBLIC

MY COMMISSION EXPIRES MY COMMISSION EXPIRES SEPTEMBER 17, 2018

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
8950 Cypress Waters Blvd
Coppell, TX 75019

The following information is required by § 40-22-1

Grantors' Address: 245 Grandview Circle, Alabaster, AL 35007

Property Address: 245 Grandview Circle, Alabaster, AL 35007

Date of Sale: 15th DAY OF JULY, 2015

Consideration: \$106,306.68

PAGE 2 OF 2