


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby


20150805000270030 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/05/2015 02:20:09 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That JERRIE LEA PATTERSON, unmarried, did, on to-wit, June 19th, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Walker Jackson Mortgage Corporation, which mortgage is recorded in Instrument #20090708000261470, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST by instrument recorded in Instrument #20150312000076880 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 Shelby County Reporter, in its issues of July 8, 15, and 22, 2015; and

WHEREAS, on August 5th, 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST in the amount of ONE HUNDRED THIRTY TWO THOUSAND EIGHT HUNDRED SIXTY AND 81/100THS (\$132,860.81) DOLLARS, which sum the said U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST; 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 THIRTY TWO THOUSAND EIGHT HUNDRED SIXTY AND 81/100THS (\$132,860.81) DOLLARS, on the indebtedness secured by said mortgage, the said JERRIE LEA PATTERSON, acting by and through the said U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 38, BLOCL 1, ACCORDING TO THE SURVYE OF THE CAHABA VALLEY ESTATES, THIRD SECTION, AS RECORDED IN MAP BOOK 5, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

The above referenced mortgage indicates that the address of the property described above is: 441 Wilderness Road
Pelham, AL 35124

TO HAVE AND TO HOLD THE above-described property unto the said U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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 5th day of August, 2015.

JERRIE LEA PATTERSON
Mortgagors

By: U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Mortgagee or Transferee of Mortgagee

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

U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Mortgagee or Transferee of Mortgagee

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

Aaron Warner
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 5th day of August, 2015.

Myranda Kaye Pitt
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2017



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

Send Tax notice to:
Grantee's Address:
2711 N Haskell Avenue 1700
Dallas, TX 75204

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

Grantors' Address: 441 Wilderness Road, Pelham, AL 35124

Property Address: 441 Wilderness Road, Pelham, AL 35124

Date of Sale: 5th day of August, 2015
Consideration: \$132,860.81

(2)



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