


STATE OF ALABAMA)

COUNTY OF SHELBY)


20150825000296180 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/25/2015 03:38:45 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on October 13, 2003, to-wit: Roy Wayne Pickett and Teresa Joan Pickett, executed a mortgage to Ameriquest Mortgage Company, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on November 10, 2003, in Instrument No. 20031110000745830, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by assignment recorded May 19, 2015 in Instrument No. 20150519000166540, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on July 15, 2015, July 22, 2015, and July 29, 2015, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on August 25, 2015, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, became the purchaser of the hereinafter described property at and for the sum of \$52,409.44, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Danielle Bowling, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust;

NOW THEREFORE, IN consideration of the premises Roy Wayne Pickett and Teresa Joan Pickett, and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, the following described real property situated in Shelby County, Alabama, at 262 Highway 22, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

Beginning at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 22 Range 4 West and run along said Forty Nine Eleven Hundred Sixteen Feet to center of the Old Columbiana and Tuscaloosa public road, thence West up said road a distance of three hundred ten feet this being the point of beginning, containing one half acre more or less, the mineral rights are expressly reserved by the Southern Mineral Land Company. Commencing at the North East corner of Section 2, Township 22, Range 4 West, and due South to the center of the Old Columbiana and Tuscaloosa Public Road, thence Westward along center of said road to the Northwest corner of the Roy Pickett Lot, this being the point of beginning. Thence on Westward along center of said road 210 feet, thence South 210 feet, thence Eastward 210 feet, thence due North 210 feet to the point of beginning containing one acre more or less. All mining and mineral rights are reserved.

TO HAVE AND TO HOLD unto U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Roy Wayne Pickett and Teresa Joan Pickett and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Roy Wayne Pickett and Teresa Joan Pickett and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

BY: Danielle Bowling
Danielle Bowling
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF Telford

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Danielle Bowling whose name as attorney-in-fact and auctioneer for Roy Wayne Pickett and Teresa Joan Pickett, and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25th day of August, 2015.

[Signature]
Notary Public
My Commission Expires: 6/1/2016

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
13801 Wireless Way
Oklahoma City, OK 73134

Grantors Address:
262 Highway 22
Montevallo, AL 35115


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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	Roy W. & Teresa J. Pickett	Grantee's Name	U.S. Bank Trust, N.A.
Mailing Address		Mailing Address	13801 Wireless Way
	262 Highway 22		Oklahoma City, OK 73134
	Montevallo, AL 35115		
Property Address	262 Highway 22	Date of Sale	08/25/2015
	Montevallo, AL 35115	Total Purchase Price \$	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other - Bid at foreclosure sale - \$52,409.44
<input type="checkbox"/> 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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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		Print	Danielle Bowling
Unattested		Sign	Danielle Bowling
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

