

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

U.S. Bank National Association, as Trustee for
Residential Asset Securities Corporation,
Home Equity Mortgage Asset-Backed Pass-
Through Certificates, Series 2004-KS12
Attn: Vault Dept
5720 Premier Park Dr.
West Palm Beach, FL 33407

GRANTOR

Gary G Rouse
4530 Hwy 49
Columbiana, AL 35051

GRANTEE

U.S. Bank National Association, as Trustee for
Residential Asset Securities Corporation,
Home Equity Mortgage Asset-Backed Pass-
Through Certificates, Series 2004-KS12
Attn: Vault Dept
5720 Premier Park Dr.
West Palm Beach, FL 33407

Property Address: 4530 Hwy 49, Columbiana, AL 35051
Purchase Price: \$127,750.67 ***Mortgagee credit***
Sale Date: October 6, 2015

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10/20/2015 10:27:37 AM
FCDEEDS 1/5

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on November 2, 2004, Gary G Rouse, a single man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20041110000619540; and subsequently transferred and assigned to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, and said assignment being recorded in Instrument Number, 20150302000063760; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by

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publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 16, 2015, September 23, 2015, September 30, 2015; and

WHEREAS, on October 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 and properly conducted, and U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association, as Trustee for Residential Asset Securities

Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, in the amount of \$127,750.67, which sum of money U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, by and through Michael Lindsey, as attorney for said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, the following described property situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS ALONG THE EAST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 657.61 FEET TO THE POINT OF BEGINNING OF THE PROPERTY, PARCEL I, BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 264.51 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 19 MINUTES 26 SECONDS WEST 551.05 FEET TO A POINT ON THE EAST MARGIN OF SHELBY COUNTY HIGHWAY NO. 49 IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 23 SECONDS AND A RADIUS OF 498.63 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 26.89 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 5 DEGREES 33 MINUTES 20 SECONDS EAST ALONG THE SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 236.48 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 52 SECONDS EAST 526.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHT-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD the above described property to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 19th day of October, 2015.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12

By: 
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, 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 said conveyance, he, as such attorney for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 19th day of October, 2015.

STEPHEN DEDMON
Notary Public
Alabama State at Large

Stephen Ordman
Notary Public
My Commission Expires: 5/11/19

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gary Rouse
Mailing Address _____

Grantee's Name Ocwen Loan Servicing, LLC
Mailing Address 5720 Perimeter Park Dr.

West Palm Beach, FL 33407

Property Address 4530 Hwy 49
Columbiana, AL 35051

Date of Sale 10/6/15

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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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 Sale price on FC Deed = 127,750.67
☐ 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 10-20-15



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/20/2015 10:27:37 AM
\$27.00 CHERRY
20151020000365840

Print Peyton Kirk

Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1