

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 22 day of October, 2015 between U.S. BANK NATIONAL ASSOCIATION, as Grantor, and U.S. BANK NATIONAL ASSOCIATION, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 22, 2005, **Ann Margaret C Posada, A Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for HMSV-USB Lending, LLC dba MortgageSouth**, which said mortgage is recorded in Instrument No. 20050826000440620, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. BANK NATIONAL ASSOCIATION**, as transferee, said transfer is recorded in Instrument 20150413000118190, aforesaid records, and U.S. BANK NATIONAL ASSOCIATION, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. BANK NATIONAL ASSOCIATION as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 08/12/2015, 08/19/2015, 08/26/2015, 09/02/2015; and

WHEREAS, on October 22, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:20 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. BANK NATIONAL ASSOCIATION did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Birmingham, 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 U.S. BANK NATIONAL ASSOCIATION in the amount of **ONE HUNDRED TWENTY-THREE THOUSAND SEVENTY-FIVE DOLLARS AND NINETEEN CENTS (\$123,075.19)** which sum the said U.S. BANK NATIONAL ASSOCIATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. BANK NATIONAL ASSOCIATION ; and

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

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED TWENTY-THREE THOUSAND SEVENTY-FIVE DOLLARS AND NINETEEN CENTS (\$123,075.19), cash, on the indebtedness secured by said mortgage, the said Ann Margaret C Posada, A Single Woman, acting by and through the said U.S. BANK NATIONAL ASSOCIATION as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION, and its successors and assigns, as transferee, the following described real property,



20151109000389610 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/09/2015 03:18:23 PM FILED/CERT

situated in Shelby County, Alabama, to-wit:

Lot 128, according to the amended map of Amberly Woods, 5th Sector, as recorded in Map Book 21, Page 102, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. BANK NATIONAL ASSOCIATION, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Ann Margaret C Posada, A Single Woman, Mortgagor(s) by the said U.S. BANK NATIONAL ASSOCIATION have caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 9th day of Nov., 2015.

Ann Margaret C Posada, Mortgagor

U.S. BANK NATIONAL ASSOCIATION, Mortgagee or Transferee
of Mortgagee

By: Reed Hudson

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

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson, whose name as Auctioneer and the person conducting said sale for 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, in his 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 that bears the same date.

Given under my hand and official seal this 9th day of Nov., 2015.

Charity R Hogg
NOTARY PUBLIC
My Commission Expires: 3-31-2016

Grantee Name / Send tax notice to:
ATTN:
U.S. BANK NATIONAL ASSOCIATION
4801 Frederica Street
Owensboro, KY 42301

Real Estate Sales Validation Form

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

Grantor's Name	Ann Margaret C Posada	Grantee's Name	U.S. Bank National Association
Mailing Address	4801 Frederica Street	Mailing Address	4801 Frederica Street
	Owensboro, KY 42301		Owensboro, KY 42301

Property Address	1209 Amberley Woods Drive	Date of Sale	October 22, 2015
	Helena, AL 35080	Total Purchase price	\$ 123,075.19
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
<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	_____
Unattested	_____	Sign	_____
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1