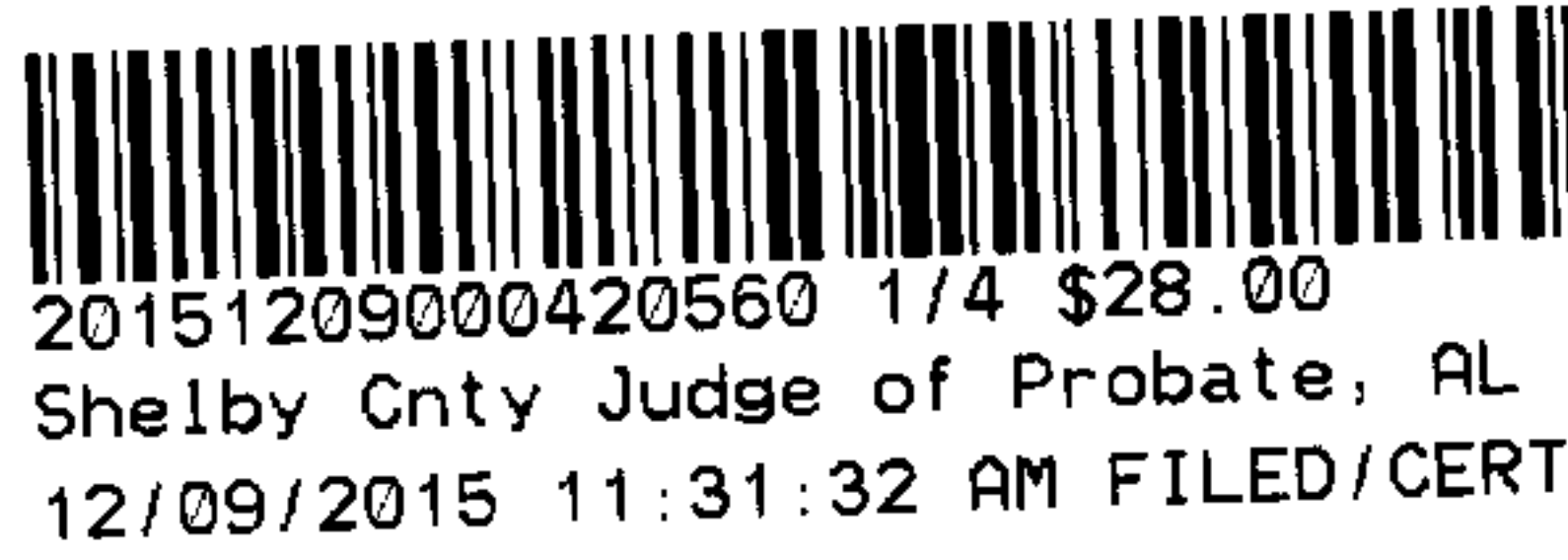


SEND TAX NOTICE TO:
Nationstar Mortgage, LLC
8950 Cypress Waters Boulevard
Coppell,, TX 75019



STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of July, 2004, Joseph W Dunaway, and his wife Janet L. Dunaway, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040727000415670, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12, by instrument recorded in Instrument Number 20140421000115230, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; 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 GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 21, 2015, October 28, 2015, and November 4, 2015; and




WHEREAS, on November 18, 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 conducted, and U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12; and

WHEREAS, U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12 was the highest bidder and best bidder in the amount of Two Hundred Ninety-Nine Thousand One Hundred Seventy-Eight And 85/100 Dollars (\$299,178.85) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 24 according to the Final Plat of Arbor Hill Phase I as recorded in Map Book 31, Page 48 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.


20151209000420560 2/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/09/2015 11:31:32 AM FILED/CERT



IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 4th day of December, 2015.

U.S. Bank National Association, as Trustee for
GSR Mortgage Loan Trust 2004-12, Mortgage
Pass-Through Certificates, Series 2004-12

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

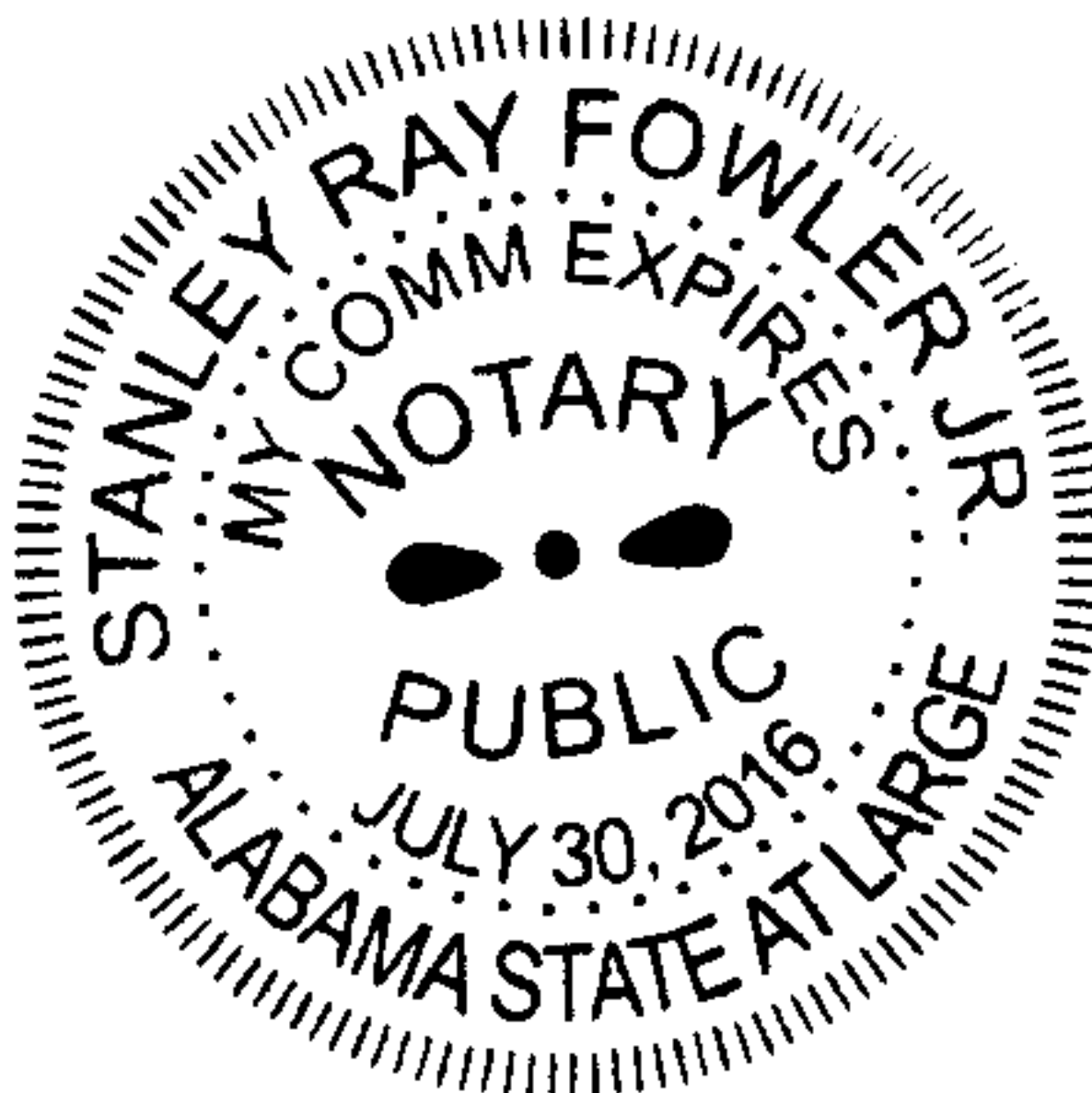
STATE OF ALABAMA)

JEFFERSON COUNTY)

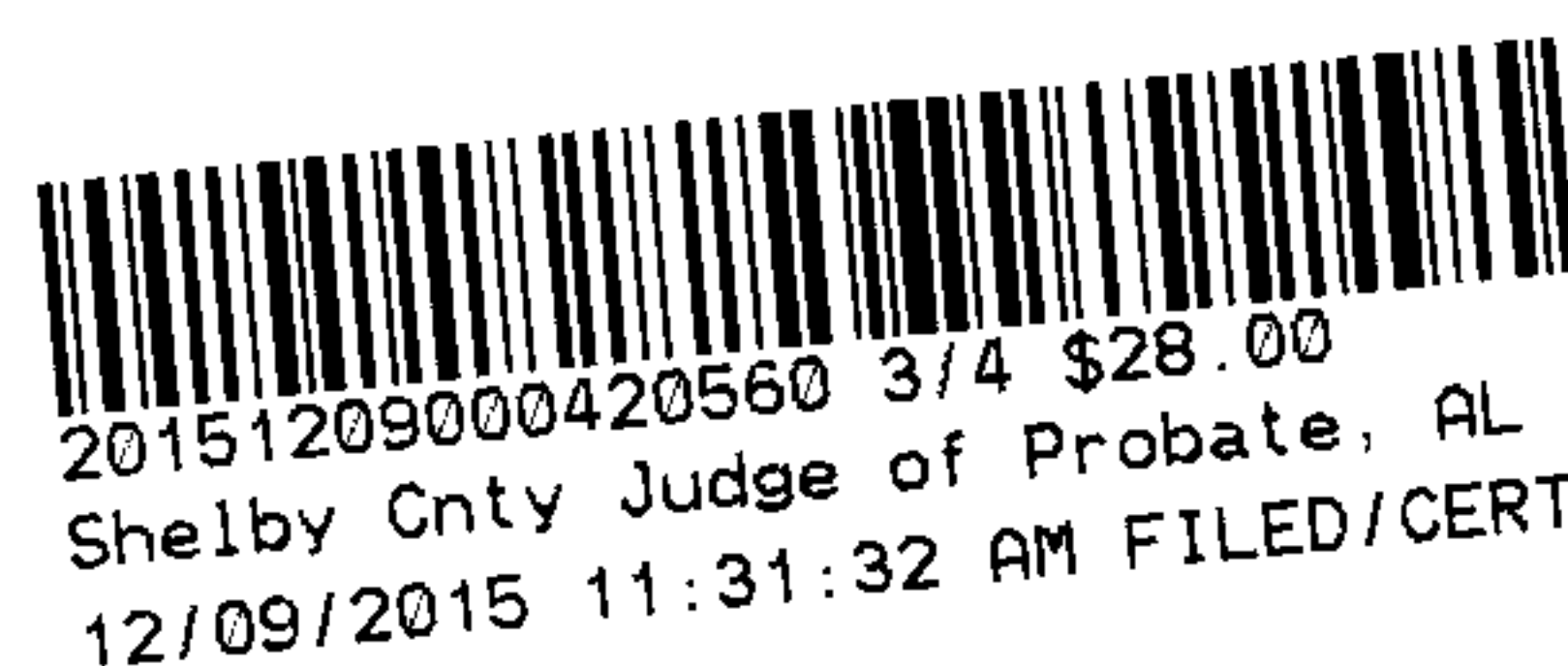
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 4 day of December, 2015.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: [Signature]



Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association,
as Trustee for GSR Mortgage
Loan Trust 2004-12, Mortgage
Pass-Through Certificates,
Series 2004-12

Grantee's Name U.S. Bank National Association,
as Trustee for GSR Mortgage
Loan Trust 2004-12, Mortgage
Pass-Through Certificates, Series
2004-12

Mailing Address c/o Nationstar Mortgage, LLC
8950 Cypress Waters
Boulevard
Coppell, TX 75019

Mailing Address c/o Nationstar Mortgage, LLC
8950 Cypress Waters
Boulevard
Coppell, TX 75019

Property Address 1913 Arbor Court
Birmingham, AL 35244

Date of Sale 11/18/2015

Total Purchase Price \$299,178.85

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ 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.


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 11/18/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


20151209000420560 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/09/2015 11:31:32 AM FILED/CERT