


SEND TAX NOTICE TO:
Fay Servicing, LLC
440 S Lasalle St,
Suite 2000
Chicago, IL 60605

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED


20160425000134090 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
04/25/2016 11:34:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of March, 2010, Matthew Clippinger, a married man and Lauren Clippinger, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Synovus Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100318000080020, said mortgage having subsequently been transferred and assigned to U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, by instrument recorded in Instrument Number 20151002000345580, 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. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee 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 March 9, 2016, March 16, 2016, and March 23, 2016; and

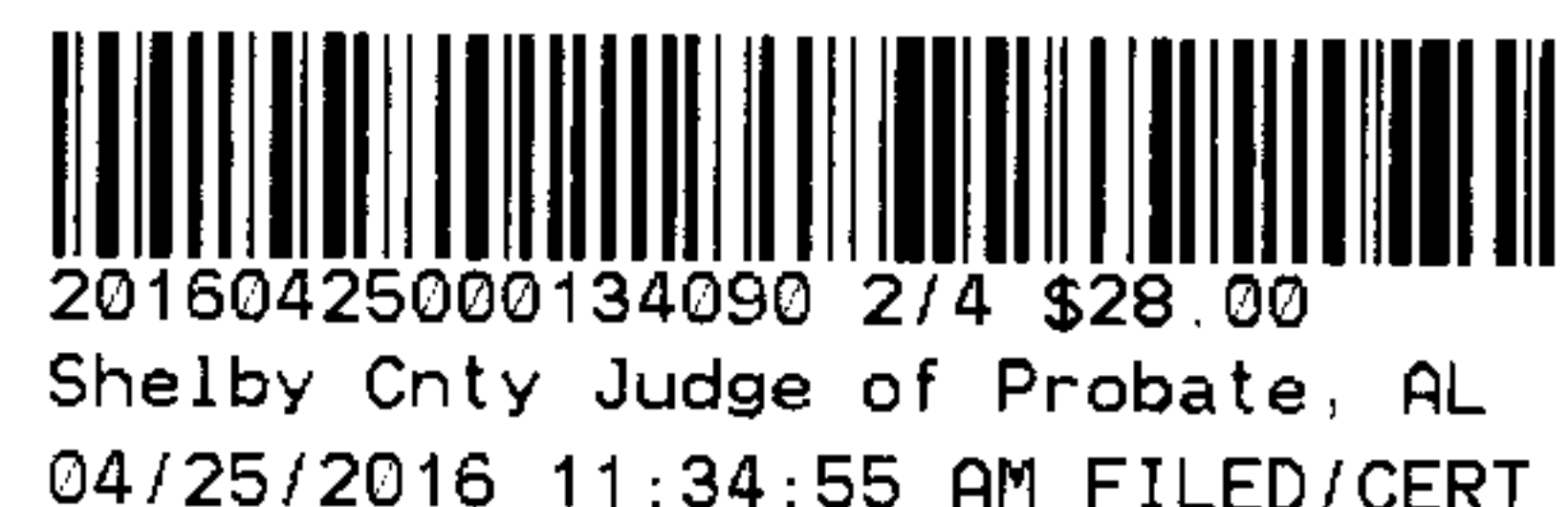
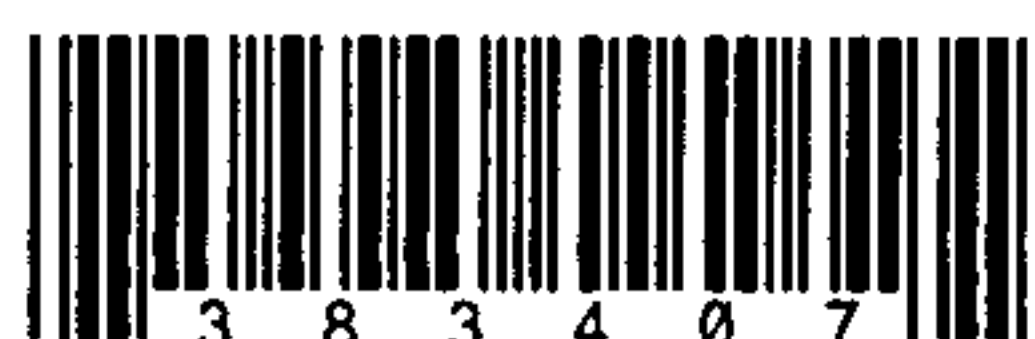
WHEREAS, on April 13, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee did offer for sale 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. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee; and

WHEREAS, U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee was the highest bidder and best bidder in the amount of One Hundred Twenty-Seven Thousand Five Hundred And 00/100 Dollars (\$127,500.00) on the indebtedness secured by said mortgage, the said U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, 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. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 114, according to the Map and Survey of Forest Lakes, Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee 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.

IN WITNESS WHEREOF, U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, 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 18 day of April, 2016.

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U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stan
Stanley Fowler, Auctioneer

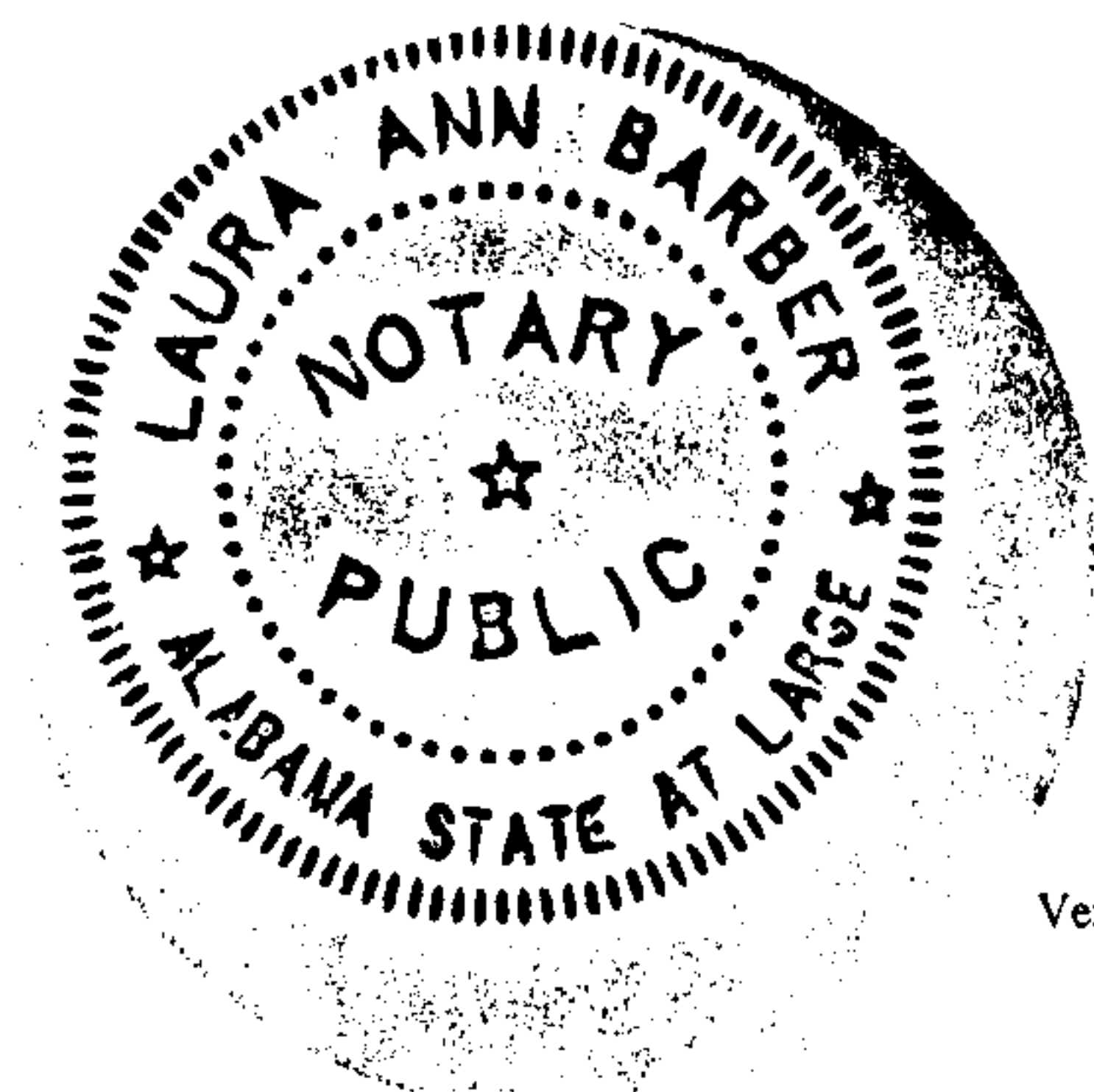
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, 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 18 day of April, 2016.

Laura Ann Barber
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

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



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. ROF III Legal Title Trust
2015-1, by U.S. Bank National
Association, as Legal Title
Trustee

Mailing Address c/o Fay Servicing, LLC
440 S Lasalle St,
Suite 2000
Chicago, IL 60605

Property Address 2117 Frst Lks Ln
Sterrett, AL 35147

Grantee's Name U.S. ROF III Legal Title Trust
2015-1, by U.S. Bank National
Association, as Legal Title
Trustee

Mailing Address c/o Fay Servicing, LLC
440 S Lasalle St,
Suite 2000
Chicago, IL 60605

Date of Sale 04/13/2016

Total Purchase Price \$127,500.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 4/13/16

☐ Unattested

(verified by)

Print Bryan Howell, Foreclosure Specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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