


SEND TAX NOTICE TO:  
Wells Fargo Real Estate Tax Services, LLC  
P.O. Box 14506  
Des Moines, IA 50306-9395

  
20160913000332610 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/13/2016 11:40:09 AM FILED/CERT

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of November, 2001, Craig M. Broome and Tara L. Broome, husband and wife, executed that certain mortgage on real property hereinafter described to MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-53446, said mortgage having subsequently been transferred and assigned to US Bank National Association, as trustee for GSMPS Mortgage Loan Trust 2006-RP1, by instrument recorded in Instrument Number 20120815000301660, 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 GSMPS Mortgage Loan Trust 2006-RP1 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 April 20, 2016, April 27, 2016, and May 4, 2016; and

WHEREAS, on August 31, 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. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1 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, U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1 was the highest bidder and best bidder in the amount of Ninety-Five Thousand Four Hundred Sixty And 00/100 Dollars (\$95,460.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1, 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 GSMPS Mortgage Loan Trust 2006-RP1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 29 according to the Survey of Berryhill, First Sector as recorded in  
Map Book 14, Page 43, Shelby County, Alabama Records

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1 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.



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IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1, 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 1 day of September, 2016.

U.S. Bank National Association, as Trustee for  
GSMPS Mortgage Loan Trust 2006-RP1

By: Red Mountain Title, LLC  
Its: Auctioneer

By: Stan

STATE OF ALABAMA )

JEFFERSON COUNTY )

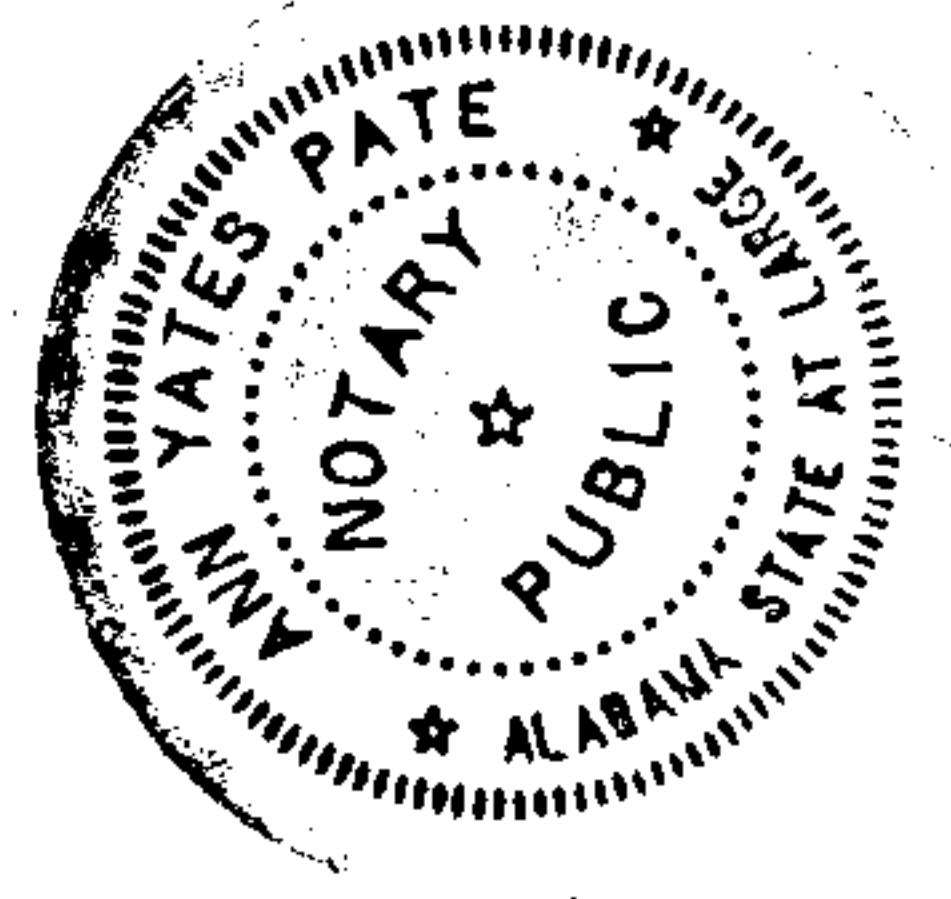
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1, 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/she, 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 1 day of September, 2016.

Ann Yates Pate  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

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



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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 U.S. Bank National  
Association, as Trustee for  
GSMPS Mortgage Loan Trust  
2006-RP1  
c/o Wells Fargo Bank, N.A.

Grantee's Name U.S. Bank National  
Association, as Trustee for  
GSMPS Mortgage Loan Trust  
2006-RP1  
c/o Wells Fargo Bank, N.A.

Mailing Address P.O. Box 14506  
Des Moines, IA 50306-9395

Mailing Address P.O. Box 14506  
Des Moines, IA 50306-9395

Property Address 219 Dolphin Court  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 08/31/2016

Total Purchase Price \$95,460.00

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 8/31/2016

Print Emily Coyne

☐ Unattested \_\_\_\_\_  
(verified by)

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

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