



ELECTRONICALLY FILED  
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58-CV-2016-900581.00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

**IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA**

MCKINNEY GERTRUDE, )  
FEDERAL NATIONAL MORTGAGE )  
ASSOCIATION, )  
SETERUS, INC., )  
Plaintiffs, )

V. )

U.S. BANK NATIONAL ASSOCIATION, )  
Defendant. )

20161011000371840 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/11/2016 07:56:11 AM FILED/CERT

Case No.: CV-2016-900581.00

**Consent Judgment**

This matter is before the Court on the Parties' Joint Motion for Entry of Consent Judgment. Upon consideration of the same the Court is of the opinion the motion is due to be **GRANTED**. Therefore, it is hereby **ORDERED, ADJUDGED, and DECREED**:

1. This matter came before the Court upon the Complaint of Plaintiffs, Gertrude McKinney, Federal National Mortgage Association, and Seterus, Inc.'s for the redemption of real property. The subject real property is located at 245 Grande View Circle, Alabaster, Alabama 35007 and more particularly described as:

LOT 619, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATE,  
GIVIANPOUR ADDITION TO ALABASTER, 6TH ADDITION AS  
RECORDED IN MAP BOOK 32, PAGE 48, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

("Property"). The Property is being redeemed pursuant to Ala Code §§ 6-5-247 (1975) *et. seq.* following the July 15, 2015 foreclosure sale of that certain mortgage dated July 16, 2004 and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Document Number 20040806000441630 ("US Bank Mortgage").

2. Plaintiffs have deposited the sum of \$117,595.37 with the Clerk of the Court for the redemption of the real estate. The amount necessary to redeem the Property is \$114,498.12.

3. The Clerk of the Court is directed to the make the following disbursements of the money being held in this matter:

a. Payment in the amount of \$114,498.12 payable to McCalla Raymer

Pierce, LLC in trust for U.S. Bank National Association as Trustee for the Holder of Terwin Mortgage Trust-2004 18SL Asset-Backed Certificates TMTS Series 2004-18SL;

b. Payment in the amount of \$3,097.25 payable to Harrison Gammons & Rawlinson, PC in trust for Gertrude McKinney, Federal National Mortgage Association, and Seterus, Inc.

4. Defendant will execute a redemption deed conveying the Property to Gertrude McKinney within twenty-one (21) days of this order and deliver the same to counsel of record for Plaintiffs. Plaintiffs will be responsible for recording the redemption deed at its sole cost. In the event Defendant fails to deliver a properly executed redemption deed within twenty-one (21) days of this order, then the Clerk of the Court is hereby directed, without further of this Court, to execute a Clerk's Deed conveying the Property to Gertrude McKinney.

5. Upon redemption of the Property the US Bank Mortgage will be satisfied in full and released from the Property.

6. Upon redemption of the Property all title and interest to the Property will be vested in Gertrude McKinney.

7. Gertrude McKinney's title to the Property will be subject to any mortgages, lien, or encumbrance of record which would have been junior to the US Bank Mortgage, including Plaintiffs', Federal National Mortgage Association, mortgage executed by Gertrude McKinney on March 26, 2008 and recorded on April 9, 2008 in the Office of the Judge of Probate of Shelby County, Alabama as Document Number 20080409000144130. All revived junior liens on the Property will maintain their priority status.

8. Plaintiffs will cause a copy of this order to be recorded in the Office of the Judge of Probate of Shelby County, Alabama at Plaintiffs' sole expense.

9. All costs taxed as paid.

**DONE this 26<sup>th</sup> day of August, 2016.**

**Certified a true and correct copy**

**Date:** 10-05-16

Mary H. Harris

Mary H. Harris, Circuit Clerk  
Shelby County, Alabama *PHS*

**/s/ LARA M ALVIS**  
**CIRCUIT JUDGE**