

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Sherry H. Banks, unmarried woman

KNOW ALL MEN BY THESE PRESENTS: That **Sherry H. Banks**, unmarried woman did to-wit, May 26, 2004, execute a mortgage to Wilmington Finance, a division of AIG Federal Savings Bank, which mortgage is recorded in **Instrument # 20040602000294000** on June 2, 2004, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to **U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1** as reflected by instrument recorded in **Instrument # 20041013000566280** and **Instrument # 20130328000129240** of the same Office.


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 American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 21, 2016, December 28, 2016, and January 4, 2017; and

WHEREAS, on January 19, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:15 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, in the amount of \$104,464.75, which sum the said U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1.

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

NOW, THEREFORE, in consideration of the premises and of \$104,464.75, cash, the said Sherry H. Banks, unmarried woman, acting by and through the said U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, by Matthew Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, by Matthew Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, the following described real estate situated in Shelby County, Alabama, to-wit:


20170119000024090 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
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Lot 6, according to the survey of Park Place, as recorded in Map Book 15 page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants and building set-back lines of record.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, has caused this instrument to be executed by Matthew Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Penhale, has executed this instrument in his capacity as such auctioneer on this January 19, 2017.

Sherry H. Banks, unmarried woman
Mortgagors

U.S. Bank National Association, as Trustee for American General
Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through
Certificates, Series 2010-1
Mortgagee or Transferee of Mortgagee

By Matthew Penhale
Matthew Penhale, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Matthew Penhale, whose name as Auctioneer and the person conducting said sale for the 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 that same date.

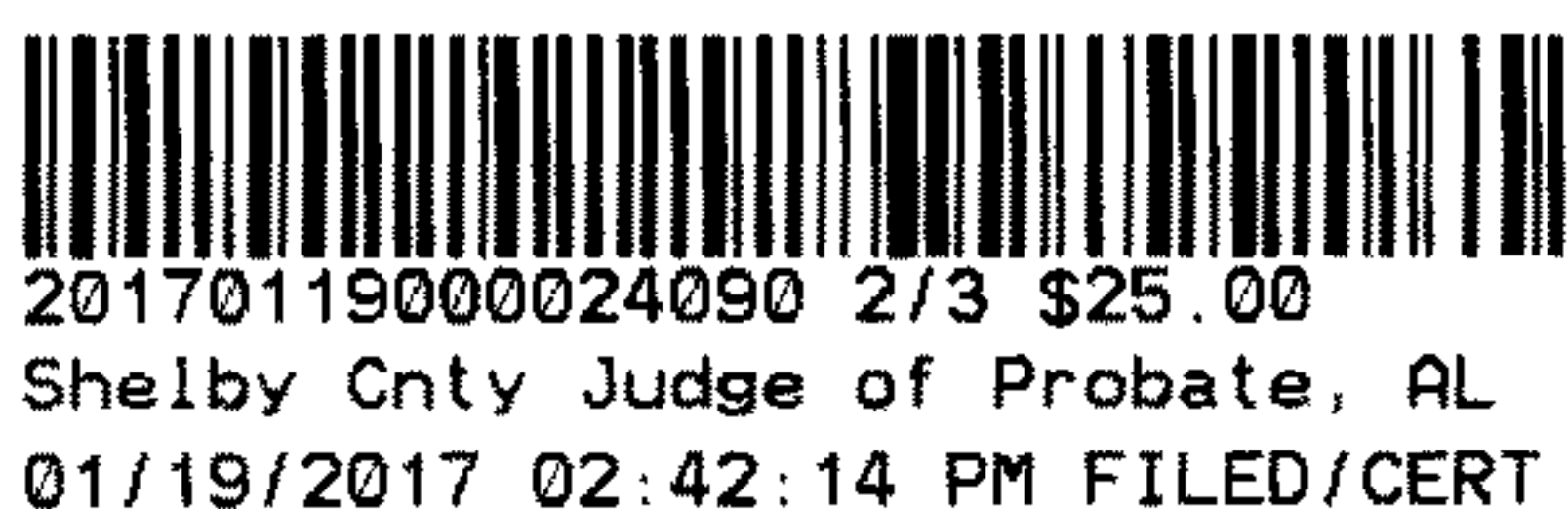
Given under my hand and official seal on January 19, 2017.

Jessica L. Holland
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

Instrument prepared by:
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-011607

Send Tax Notices to:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, Texas 75019



Real Estate Sales Validation Form

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

Grantor's Name Sherry H. Banks, unmarried woman Grantee's Name U.S. Bank National Association, as
Trustee for American General Mortgage
Loan Trust 2010-1 American General
Mortgage Pass-Through Certificates,
Series 2010-1
Mailing Address Mailing Address 8950 Cypress Waters Blvd
Coppell, Texas 75019

Property Address 521 Warrior Dr
Alabaster, AL 35007

Date of Sale January 19, 2017

Total Purchase Price \$ 104,464.75

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 Notice of Sale

☐ 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 of 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 1-19-17

Print Math Penick

Sign Math Penick

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



20170119000024090 3/3 \$25.00
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