

SEND TAX NOTICE TO:
U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED



20170131000037420 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
01/31/2017 10:34:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of January, 2007, Russell M. Yawn and Angelia D. Yawn, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070119000031430, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, by instrument recorded in Instrument No. 20150515000162140, 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 US Bank NA 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 November 23, 2016, November 30, 2016, and December 7, 2016; and

WHEREAS, on January 11, 2017, 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 US Bank NA 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, US Bank NA was the highest bidder and best bidder in the amount of Ninety-Four Thousand Two Hundred Fifty And 00/100 Dollars (\$94,250.00) on the indebtedness secured by said mortgage, the said US Bank NA, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto US Bank NA all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto US Bank NA 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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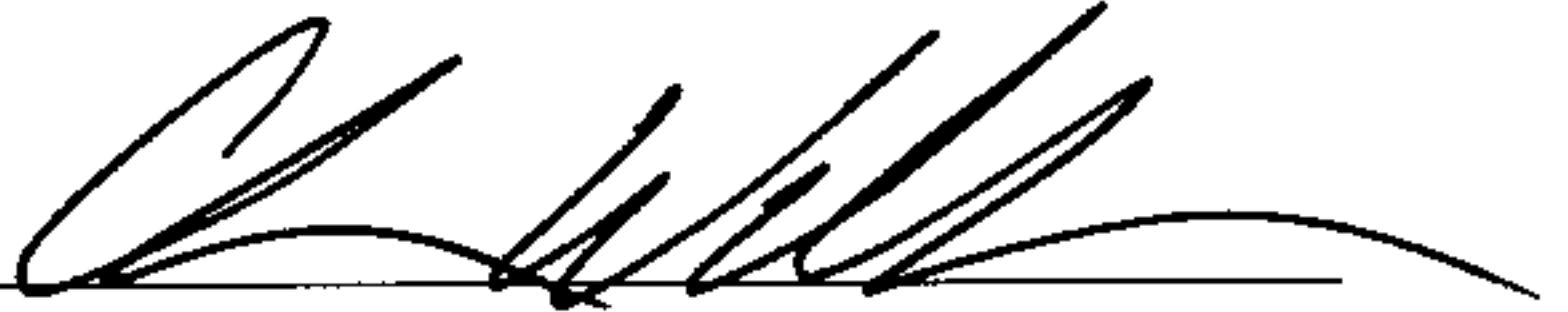


IN WITNESS WHEREOF, US Bank NA, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 23 day of

January, 2017.

US Bank NA

By: Red Mountain Title, LLC
Its: Auctioneer

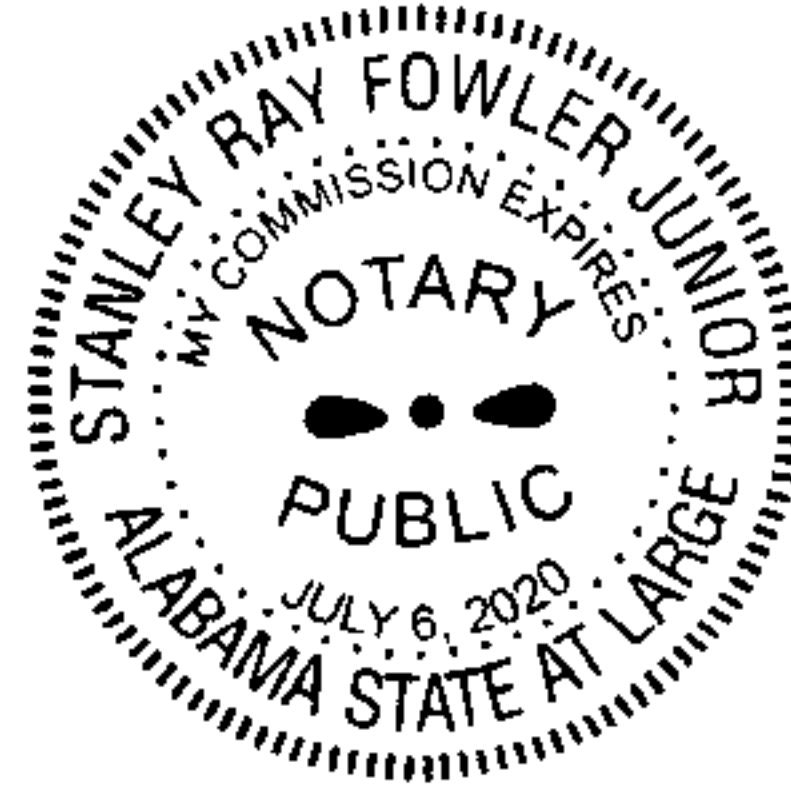
By: 

STATE OF ALABAMA)

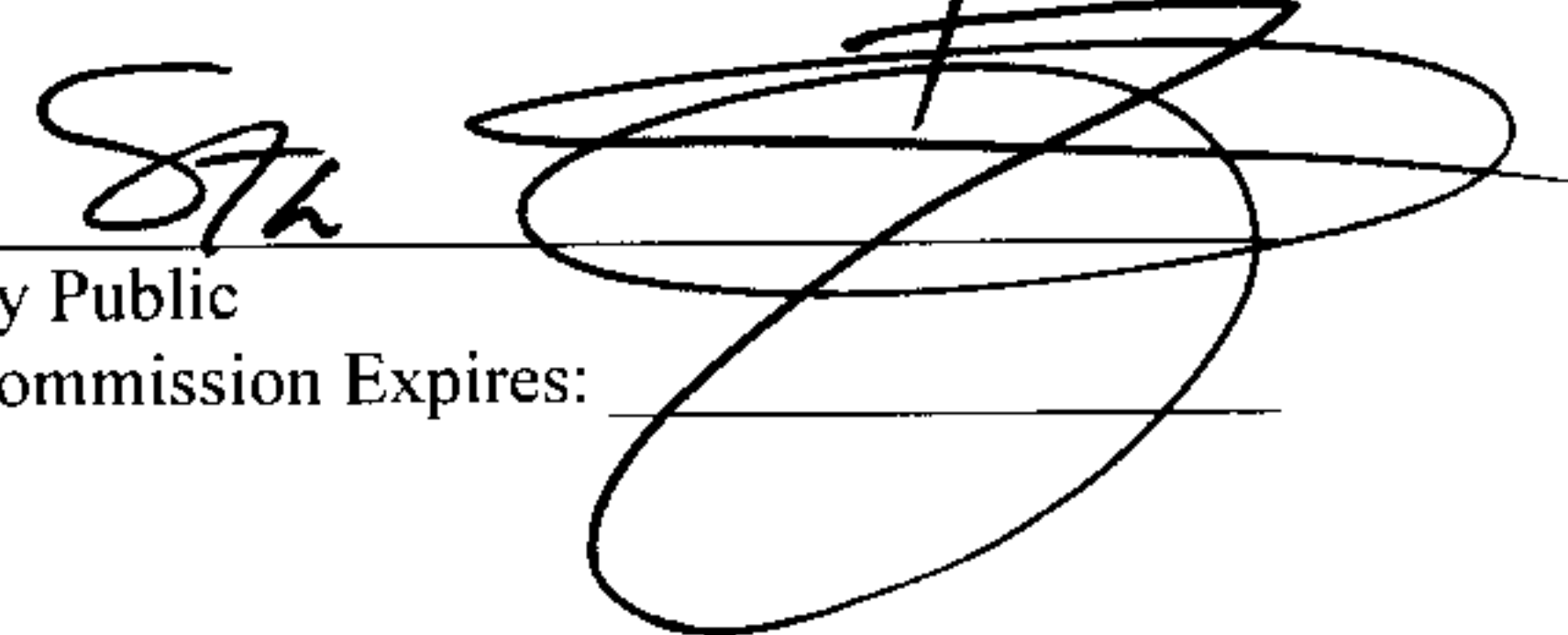
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for US Bank NA, 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 23 day of January, 2017.



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


Notary Public
My Commission Expires:


20170131000037420 3/4 \$29.00
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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 US Bank NA
c/o U.S. Bank National
Association

Grantee's Name US Bank NA
c/o U.S. Bank National
Association

Mailing Address 4801 Frederica Street
Owensboro, KY 42301

Mailing Address 4801 Frederica Street
Owensboro, KY 42301

Property Address 2706 Braelinn Parkway
North
Helena, AL 35080

Date of Sale 01/11/2017

Total Purchase Price \$94,250.00

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 1/11/2017

Print

Emily Coyne

☐ Unattested

(verified by)

Sign

Emily Coyne

(Grantor/Grantee/Owner/Agent) circle one



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