

SEND TAX NOTICE TO:  
Nationstar Mortgage, LLC  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )



20170203000041590 1/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
02/03/2017 08:15:55 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of January, 2007, Tiffany Hutchins and Fredrick Luse, both unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin Financial Corp., An OP. Sub. of MLB&T Co. FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070216000072000, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee, as Successor Trustee to Bank of America, N.A., as successor to LaSalle Bank N.A., as Trustee for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, by instrument recorded in Instrument Number 20110726000216440, 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, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 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



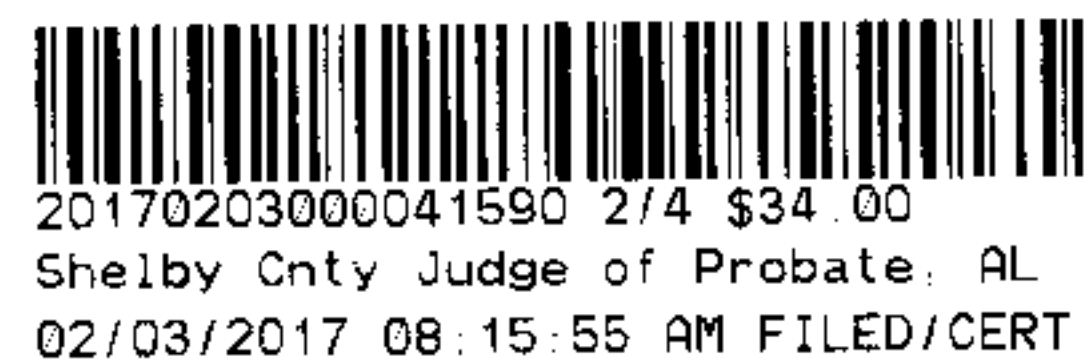
mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 14, 2016, December 21, 2016, and December 28, 2016; and

WHEREAS, on January 25, 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 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 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, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 was the highest bidder and best bidder in the amount of One Hundred Ten Thousand Six Hundred Eighty-Two And 09/100 Dollars (\$110,682.09) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, 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, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Ashley Brook, as recorded in Map Book 22,  
Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 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. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, 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 30 day of January, 2017.

20170203000041590 3/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
02/03/2017 08:15:55 AM FILED/CERT

U.S. Bank National Association, as Trustee,  
successor in interest to Bank of America, National  
Association, as Trustee, successor by merger to  
LaSalle Bank National Association, as Trustee for  
First Franklin Mortgage Loan Trust 2007-1,  
Mortgage Pass-Through Certificates, Series 2007-1

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]

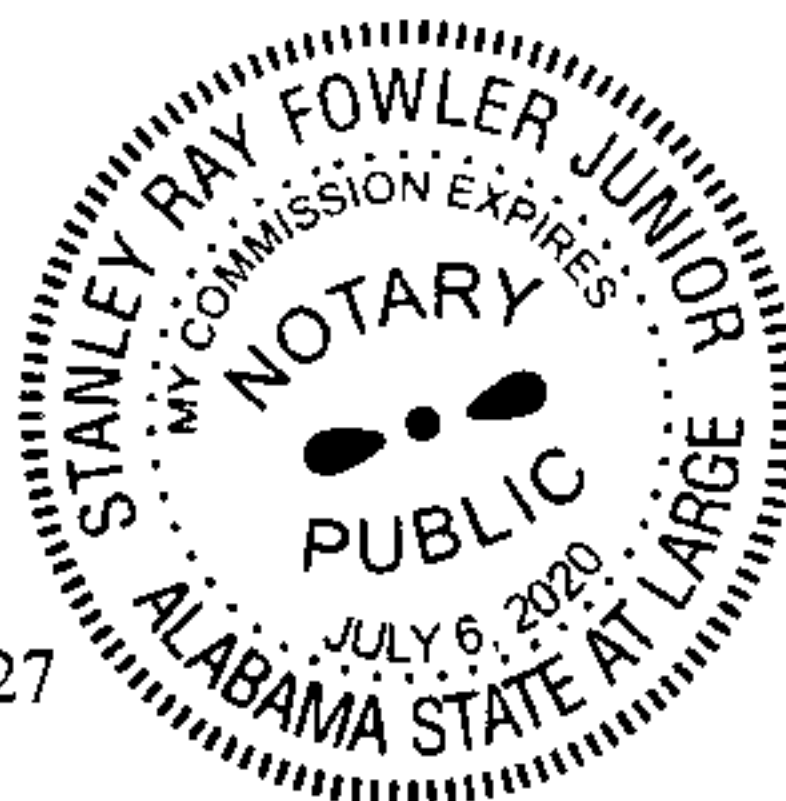
STATE OF ALABAMA )

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 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, 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 30 day of January, 2017.

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



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_





# 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, successor in interest  
to Bank of America, National  
Association, as Trustee,  
successor by merger to LaSalle  
Bank National Association, as  
Trustee for First Franklin  
Mortgage Loan Trust 2007-1,  
Mortgage Pass-Through  
Certificates, Series 2007-1  
c/o Nationstar Mortgage, LLC

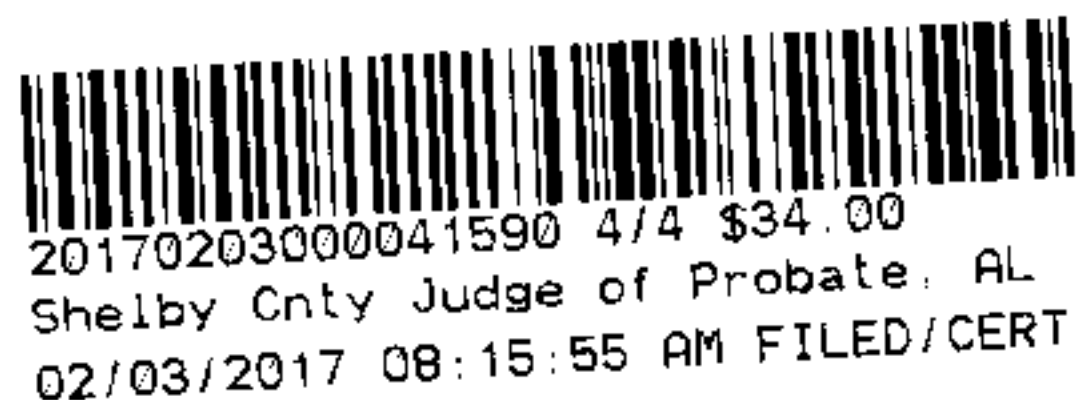
Grantee's Name U.S. Bank National Association,  
as Trustee, successor in interest  
to Bank of America, National  
Association, as Trustee,  
successor by merger to LaSalle  
Bank National Association, as  
Trustee for First Franklin  
Mortgage Loan Trust 2007-1,  
Mortgage Pass-Through  
Certificates, Series 2007-1  
c/o Nationstar Mortgage, LLC

Mailing Address 8950 Cypress Waters  
Boulevard  
Coppell, TX 75019

Mailing Address 8950 Cypress Waters  
Boulevard  
Coppell, TX 75019

Property Address 2012 Ashely Brook Way  
Helena, AL 35080

Date of Sale 01/25/2017



Total Purchase Price \$110,682.09

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 1/25/2017

☐ Unattested

(verified by)

Print

Emily Coyne

Sign

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