

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Carly M. Maddox and Donald R. Maddox, Jr.,
) husband and wife

KNOW ALL MEN BY THESE PRESENTS: That **Carly M. Maddox and Donald R. Maddox, Jr.**, husband and wife did, on to-wit, the November 4, 2005, execute a mortgage to Wells Fargo Bank, N.A., which mortgage is recorded in **Instrument # 20051128000613210** on November 28, 2005, 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4** as reflected by instrument recorded in **Instrument # 20120425000142910** 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4 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 28, 2016, January 4, 2017, and January 11, 2017; and

WHEREAS, on the January 19, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:00 o'clock 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4 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 Avalanche Investments, Inc., in the amount of Forty Thousand Dollars and No Cents (\$40,000.00), and said property was thereupon sold to the said Avalanche Investments, Inc., and

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;

NOW, THEREFORE, in consideration of the premises and of Forty Thousand Dollars and No Cents (\$40,000.00), cash, the said Carly M. Maddox and Donald R. Maddox, Jr., husband and wife, acting by and through the said U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4, 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4, by 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 unto Avalanche Investments, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama. described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 3, Township 20 South, Range 2 East, Thence run North 30 deg. 14 min. 12 sec. West a distance of 1358.76 feet

to the point of beginning; thence turn angle of 60 degrees 16 minutes 12 seconds left and run a distance of 182.17 feet; thence turn an angle of 90 degrees 37 minutes 08 seconds right and run a distance of 209.74 feet; thence turn an angle of 89 degrees 49 minutes 24 seconds right and run a distance of 179.91 feet; thence turn on angle of 89 degrees and 33 minutes 29 seconds right and run a distance of 208.34 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Avalanche Investments, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4, 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 the January 24, 2017.

Carly M. Maddox and Donald R. Maddox, Jr., husband and wife
Mortgagors

U.S. Bank National Association, as Trustee for Structured Asset
Securities Corporation, Mortgage Pass-Through Certificates, Series
2006-GEL4
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.

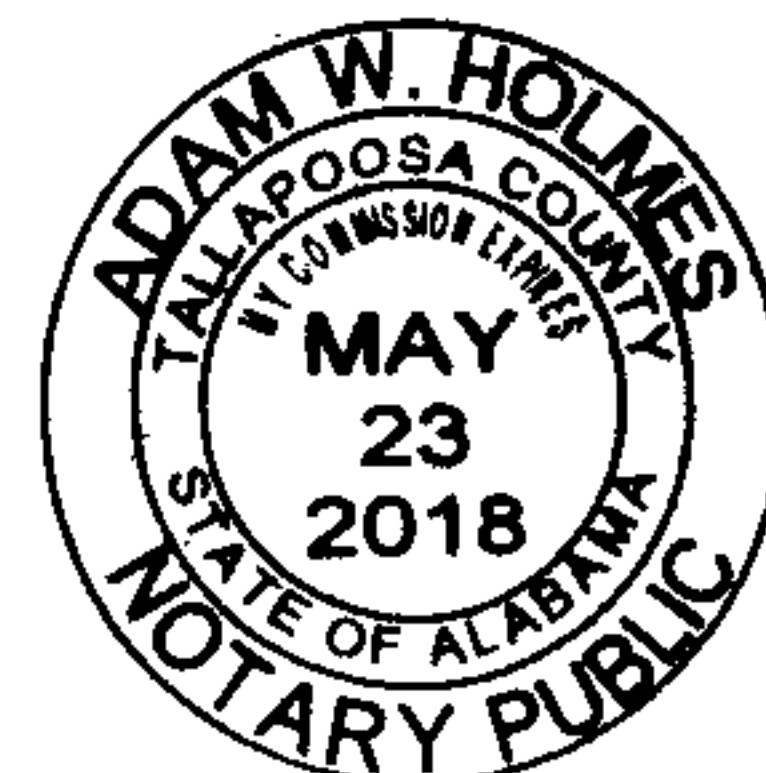
Given under my hand and official seal this January 24, 2017.

Adam W. Holmes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-23-2018

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-010236


20170213000052800 2/3 \$64.00
Shelby Cnty Judge of Probate. AL
02/13/2017 02:01:12 PM FILED/CERT



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 National Bank
Mailing Address _____

Grantee's Name Northern Investments
Mailing Address 236 Riverfront St.
Shelby AL 35143

Property Address 219 Sunnydale Ln,
Hayward AL 35078

Date of Sale Jan 24th 2017
Total Purchase Price \$ 40,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 90,000

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 _____

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 or 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 2-13-17

Print

Charles Rich H

Sign

Ch Rich H

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170213000052800 3/3 \$64.00
Shelby Cnty Judge of Probate, AL
02/13/2017 02:01:12 PM FILED/CERT