

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

20170630000233500
06/30/2017 08:07:04 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of November, 2004, Blake Ryan Bassham and Stephanie Leigh Bassham, husband and wife, executed that certain mortgage on real property hereinafter described to Hometown Mortgage Services, Inc., an Alabama Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041115000623200, said mortgage having subsequently been transferred and assigned to U.S Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1, by instrument recorded in Instrument Number 20150319000085870, 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 for American General Mortgage Loan Trust 2009-1, American



General Mortgage Pass- Through Certificates, Series 2009-1 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 May 31, 2017, June 7, 2017, and June 14, 2017; and

WHEREAS, on June 28, 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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1 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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1 was the highest bidder and best bidder in the amount of Two Hundred Twenty-Eight Thousand Three Hundred One And 80/100 Dollars (\$228,301.80) on the indebtedness secured by said mortgage, the said U.S Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1, 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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot Number 49, according to Amended Map Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, of the Records 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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1 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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1, 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 28 day of June, 2017.

U.S Bank National Association, as Trustee for
American General Mortgage Loan Trust 2009-1,
American General Mortgage Pass- Through
Certificates, Series 2009-1

By: Red Mountain Title, LLC
Its: Auctioneer

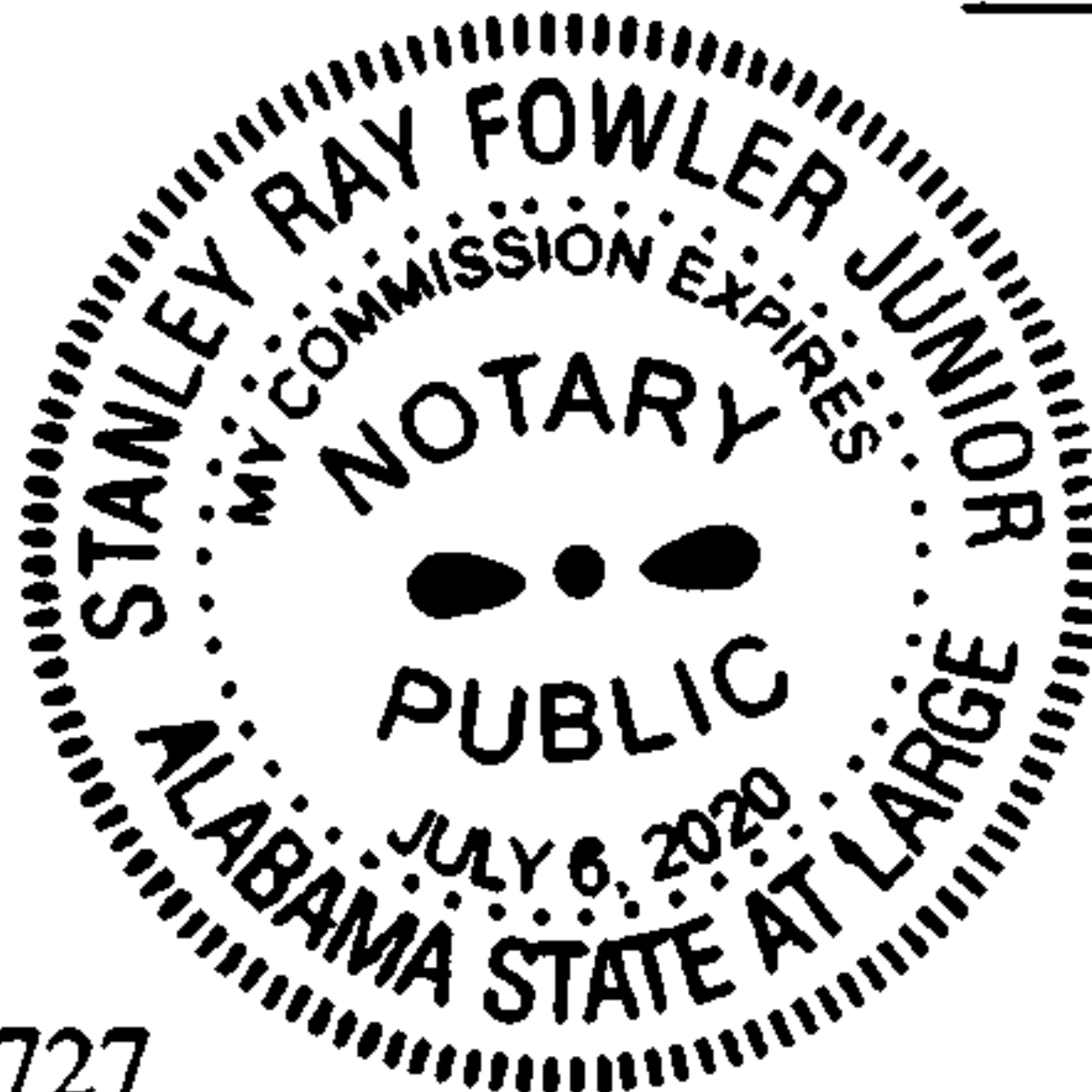
By: [Signature]

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 for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass- Through Certificates, Series 2009-1, 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 28 day of June, 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: [Signature]



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 for American General
Mortgage Loan Trust 2009-1,
American General Mortgage
Pass- Through Certificates,
Series 2009-1
c/o Nationstar Mortgage, LLC

Grantee's Name U.S Bank National Association, as
Trustee for American General
Mortgage Loan Trust 2009-1,
American General Mortgage
Pass- Through Certificates, Series
2009-1
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 5044 Longleaf Lane
Birmingham, AL 35242

Date of Sale 06/28/2017

Total Purchase Price \$228,301.80

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 Foreclosure Bid Price

☐ 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.

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 _____

Print Stan Fowler

☐ Unattested

(verified by)

Sign Stan
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/30/2017 08:07:04 AM
 \$25.00 CHERRY
 20170630000233500

Stan Fowler