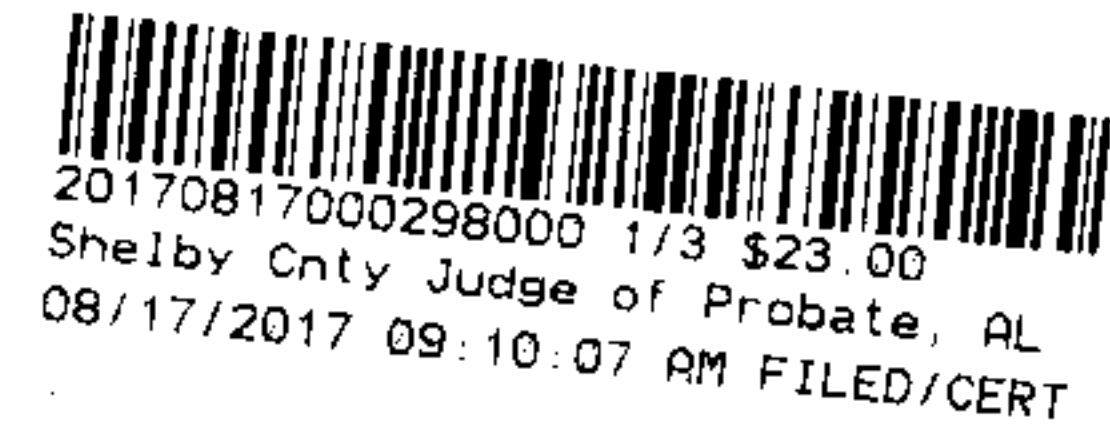


**PREPARED BY:**

Melody R. Jones, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1310  
Birmingham, AL 35203



STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20071108000516680

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 22, 2007, **Thomas Hal Doolittle, Trustee, Or His Successors In Trust, Under The Thomas Hal Doolittle Trust, Dated July 1, 1999, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for U.S.Bank, N.A., its successors and assigns**, which said mortgage is recorded in Instrument No. 20071108000516680 as modified by that certain Modification Agreement in Instrument No. 20140520000152400, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. BANK NATIONAL ASSOCIATION**, as transferee, said transfer is recorded in Instrument 20140324000081650, aforesaid records, and **U.S. BANK NATIONAL ASSOCIATION**, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said **U.S. BANK NATIONAL ASSOCIATION** did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 07/12/2017, 07/19/2017, 07/26/2017; and

WHEREAS, on August 7, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:10 o'clock ~~am~~ pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **U.S. BANK NATIONAL ASSOCIATION** did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Calera, 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** in the amount of **FORTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS (\$48,750.00)** which sum the said **U.S. BANK NATIONAL ASSOCIATION** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **U.S. BANK NATIONAL ASSOCIATION**; and

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

NOW, THEREFORE, in consideration of the premises and the credit of **FORTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS (\$48,750.00)**, cash, on the indebtedness secured by said mortgage, the said Thomas Hal Doolittle, Trustee, Or His Successors In Trust, Under The Thomas Hal Doolittle Trust, Dated July 1, 1999, acting by and through the said **U.S. BANK NATIONAL ASSOCIATION** as transferee, by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **U.S. BANK NATIONAL ASSOCIATION**, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 7-A, according to a Resurvey of Lots 6 and 7 of McMahon Highlands at Shelby Spring Farms, as recorded in Map Book 28, at Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

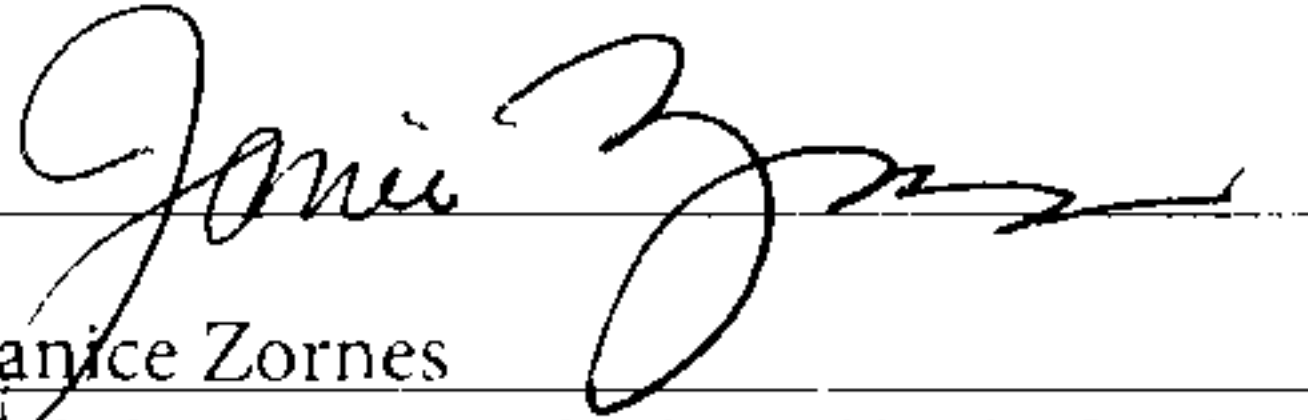
TO HAVE AND TO HOLD the above described property unto **U.S. BANK NATIONAL ASSOCIATION**, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Thomas Hal Doolittle, Trustee, Or His Successors In Trust, Under The Thomas Hal Doolittle Trust, Dated July 1, 1999, Mortgagor(s) by the said **U.S. BANK NATIONAL ASSOCIATION** have caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Janice Zornes, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 10 day of August, 2017.

Thomas Hal Doolittle, Trustee, Or His Successors In Trust, Under The Thomas Hal Doolittle Trust, Dated July 1, 1999, Mortgagor(s)

U.S. BANK NATIONAL ASSOCIATION, Mortgagee or Transferee of Mortgagee

By:  
(sign)



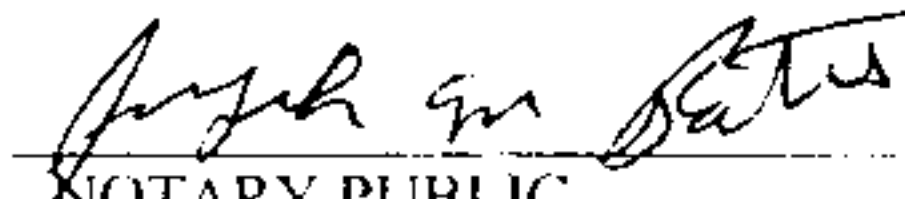
(print) Janice Zornes

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

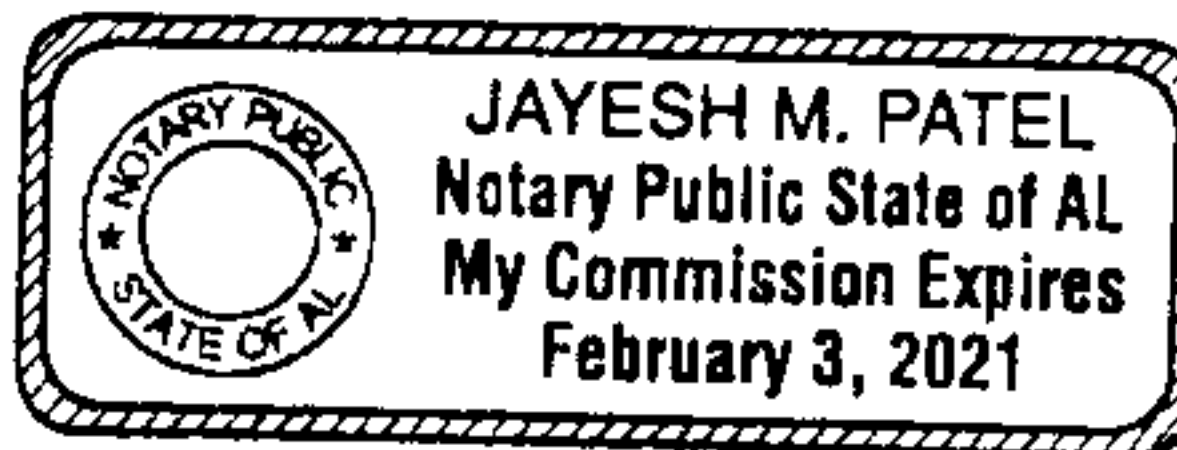
STATE OF ALABAMA  
COUNTY OF SHELBY


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

Given under my hand and official seal this 10 day of August, 2017.

  
NOTARY PUBLIC  
My Commission Expires: Feb 3, 2021

Grantee Name / Send tax notice to:  
ATTN:  
U.S. BANK NATIONAL ASSOCIATION  
4801 Frederica Street  
Owensboro, KY 42301



  
20170817000298000 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/17/2017 09:10:07 AM 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	Thomas Hal Doolittle	Grantee's Name	U.S. BANK NATIONAL ASSOCIATION
Mailing Address	Lot 7A McMahon Highlands Calera, AL 35040	Mailing Address	4801 Frederica Street Owensboro, KY 42301
Property Address	Lot 7A McMahon Highlands Calera, AL 35040	Date of Sale	August 7, 2017
		Total Purchase price	\$48,750.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

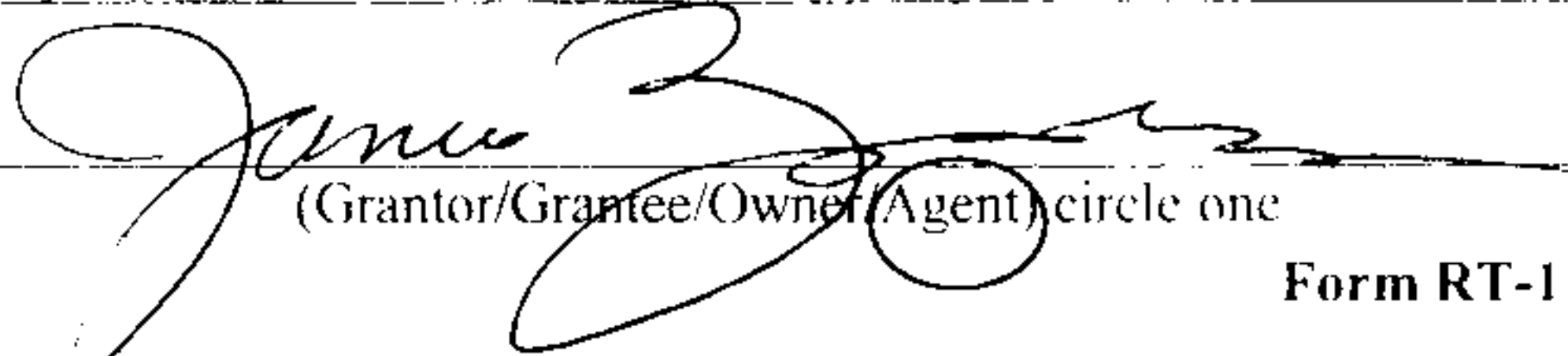
Date of Sale - the date on which interest to the property was conveyed.

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 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	8/10/2017	Print	Janice Zornes
Unattested	(verified by)	Sign	
			(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

20170817000298000 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/17/2017 09:10:07 AM FILED/CERT

File No.: 924217