



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION
TRUST,

Plaintiff,

v.

VICKI ROWE, FARRELL ROWE, ROY
WAYNE PICKETT, AND TERESA JOAN
PICKETT,

Defendants.



20170822000306080 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/22/2017 02:03:01 PM FILED/CERT

CASE NO. 58-CV-2017-900213

FINAL ORDER OF CONSENT JUDGMENT

This matter is before the Court on the motion of Plaintiff U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust ("Plaintiff") for the entry of Final Consent Judgment as set forth herein. Upon consideration of Plaintiff's Motion, it is hereby **ORDERED** that said motion is **GRANTED**, and it is further **ORDERED, ADJUDGED, and DECREED**:

1. That as a result of a mutual mistake by the parties thereto, the Mortgage recorded in the Office of the Probate Judge of Shelby County, Alabama at Instrument No. 20031110000745830 (and which was subsequently assigned to Plaintiff via the Assignment recorded in the Office of the Probate Judge of Shelby County, Alabama at Instrument No. 20150519000166540) contains an erroneous legal description of the Property, which is located at 262 Highway 22, Montevallo, Alabama 35115;

2. That in order to conform the Mortgage to the intentions of the parties thereto, the legal description of the Mortgage recorded in the Office of the Probate Judge of Shelby County, Alabama at Instrument No. 20031110000745830 is reformed and replaced with the following legal description:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID NE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NE 1/4 TO THE SE CORNER OF LOT 1 OF TAFT SUBDIVISION, AS RECORDED IN MAP BOOK 40, PAGE 40 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SAID 1/4 SECTION AND THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1, 41.35 FEET TO THE APPROXIMATE CENTERLINE OF SHELBY COUNTY HIGHWAY NO. 22; THENCE 82° 42' 25" RIGHT IN A SOUTHWESTERLY DIRECTION AND ALONG SAID CENTERLINE, 283.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 105.00 FEET; THENCE 82° 02' 16" LEFT IN A SOUTHERLY DIRECTION 207.42 FEET; THENCE 97° 50' 51" LEFT IN A NORTHEASTERLY DIRECTION, 105.00 FEET; THENCE 82° 09' 08" LEFT IN A NORTHERLY DIRECTION, 207.42 FEET TO THE POINT OF BEGINNING, CONTAINING ONE HALF ACRE, MORE OR LESS, ALSO LESS AND EXCEPT ANY PORTION ON THE NORTHERLY PART OF DESCRIBED PROPERTY LYING WITHIN A PUBLIC RIGHT OF WAY.

3. That the reformed Mortgage relates back to its original date of execution for all purposes;

4. That the Assignment of Mortgage recorded in the Office of the Probate Judge of Shelby County, Alabama at Instrument No. 20150519000166540 is a good and valid assignment of the Mortgage as reformed, and relates back to its original date of execution for all purposes;

5. That the Foreclosure Deed recorded in the Probate Records of Shelby County at Instrument 20158025000296180 is reformed and replaced with the following legal description:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID NE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NE 1/4 TO THE SE CORNER OF LOT 1 OF TAFT SUBDIVISION, AS RECORDED IN MAP BOOK 40, PAGE 40 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SAID 1/4 SECTION AND THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1, 41.35 FEET TO THE APPROXIMATE CENTERLINE OF SHELBY COUNTY HIGHWAY NO. 22; THENCE 82° 42' 25" RIGHT IN A SOUTHWESTERLY DIRECTION AND ALONG SAID CENTERLINE, 283.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 105.00 FEET; THENCE 82° 02' 16" LEFT IN A SOUTHERLY DIRECTION 207.42 FEET; THENCE 97° 50' 51" LEFT IN A NORTHEASTERLY DIRECTION, 105.00 FEET; THENCE 82° 09' 08" LEFT IN A NORTHERLY DIRECTION, 207.42 FEET TO THE POINT OF BEGINNING, CONTAINING ONE HALF ACRE, MORE OR LESS, ALSO LESS AND EXCEPT ANY PORTION ON THE NORTHERLY PART OF DESCRIBED PROPERTY LYING WITHIN A PUBLIC RIGHT OF WAY.

6. That the reformed Foreclosure Deed relates back to its original date of execution for all purposes;

7. That Plaintiff U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust is the legally titled owner of the Property by virtue of the Foreclosure Deed, as reformed;

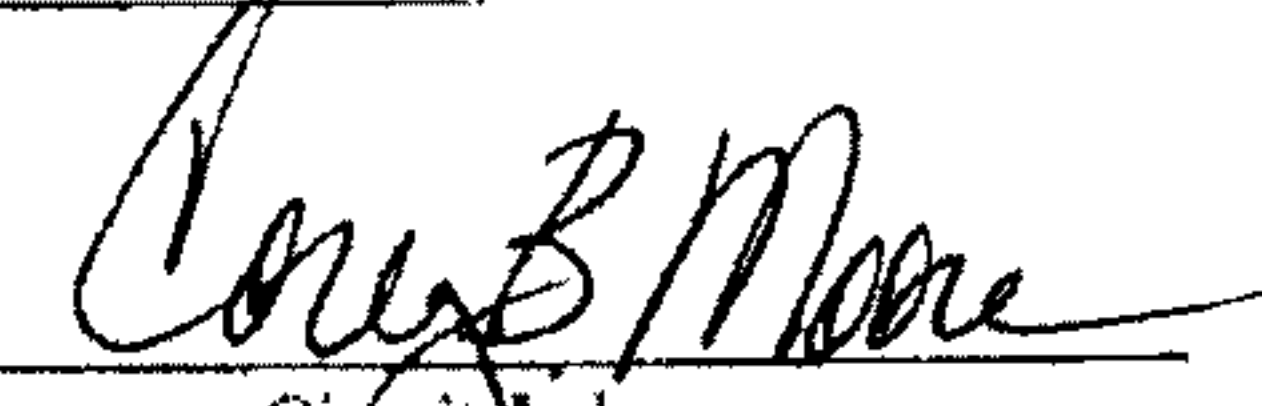



8. That the Clerk of Court shall certify copies of this Judgment and record the same in the Office of the Judge of Probate of Shelby County, Alabama. The Judgment shall be recorded such that Teresa Joan Pickett is indexed as the "Grantor" of the Judgment. The Judgment shall be recorded such that U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust is indexed as the "Grantee" of the Judgment.

9. This Order acts as a final judgment in this case.

10. Court costs are taxed "as paid."


DONE and ORDERED this 11th day of AUGUST, 2017.


Circuit Judge


20170822000306080 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/22/2017 02:03:01 PM FILED/CERT

Certified a true and correct copy

Date: 08-16-17


Mary H. Harris, Circuit Clerk
Shelby County, Alabama *PHS*