

20170830000317210
08/30/2017 02:57:45 PM
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 7th day of April, 2003, Martha McMullen and Zeddy Mauldin (a married couple) executed that certain mortgage on real property hereinafter described to AMERICAN GENERAL FINANCIAL SERVICES OF ALABAMA INC., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on April 16, 2003, at Instrument Number 20030416000230620, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3**, by instrument recorded in Instrument Number 20150914000321450, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3 did declare due 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 July 26, 2017, August 2, 2017, August 9, 2017, that the property would be sold on August 23, 2017; and

WHEREAS, on August 23, 2017, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3 was the highest bidder in the amount of Sixteen Thousand Four Hundred Fifty and 67/100 dollars (\$16,450.67), on the indebtedness secured by said mortgage; and U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

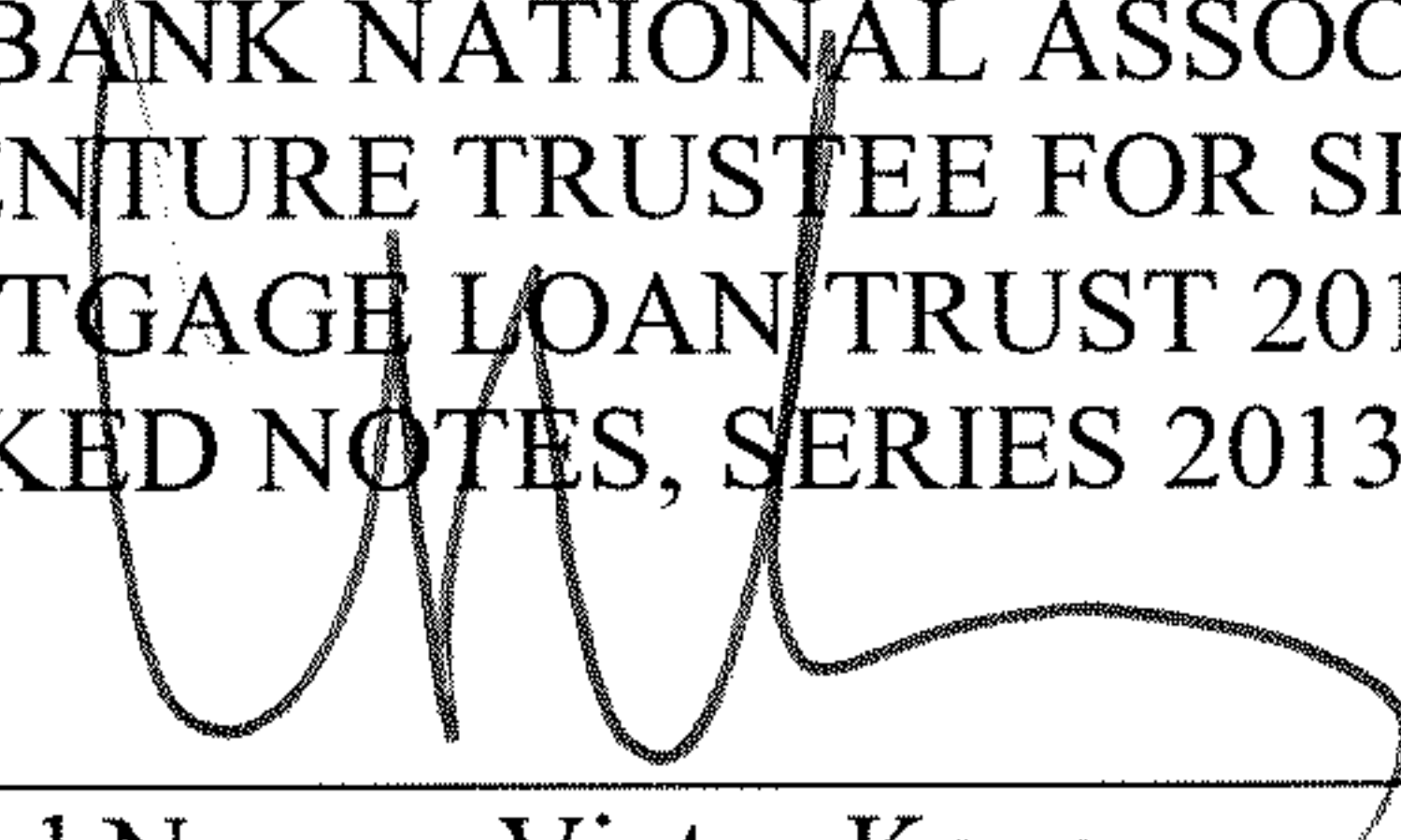
A PARCEL OF LAND SITUATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH RANGE 3 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID

SECTION 2, AND THE NORTH EAST RIGHT OF WAY OF OLD US HIGHWAY 31 THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 255 FEET THENCE IN A WESTERLY DIRECTION AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 133 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD US HIGHWAY NO 31; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID RIGHT OF WAY A DISTANCE OF 288 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS RESTRICTIONS RESERVATIONS RIGHTS, PROVISIONS, COVENANTS, BUILDING SET BACK LINES AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD the above described property unto U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3 its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 24th day of August, 2017.


U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR SPRINGLEAF
MORTGAGE LOAN TRUST 2013-3; MORTGAGE-
BACKED NOTES, SERIES 2013-3

By: 
Printed Name: Victor Kang
Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3, 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 attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3; MORTGAGE-BACKED NOTES, SERIES 2013-3.

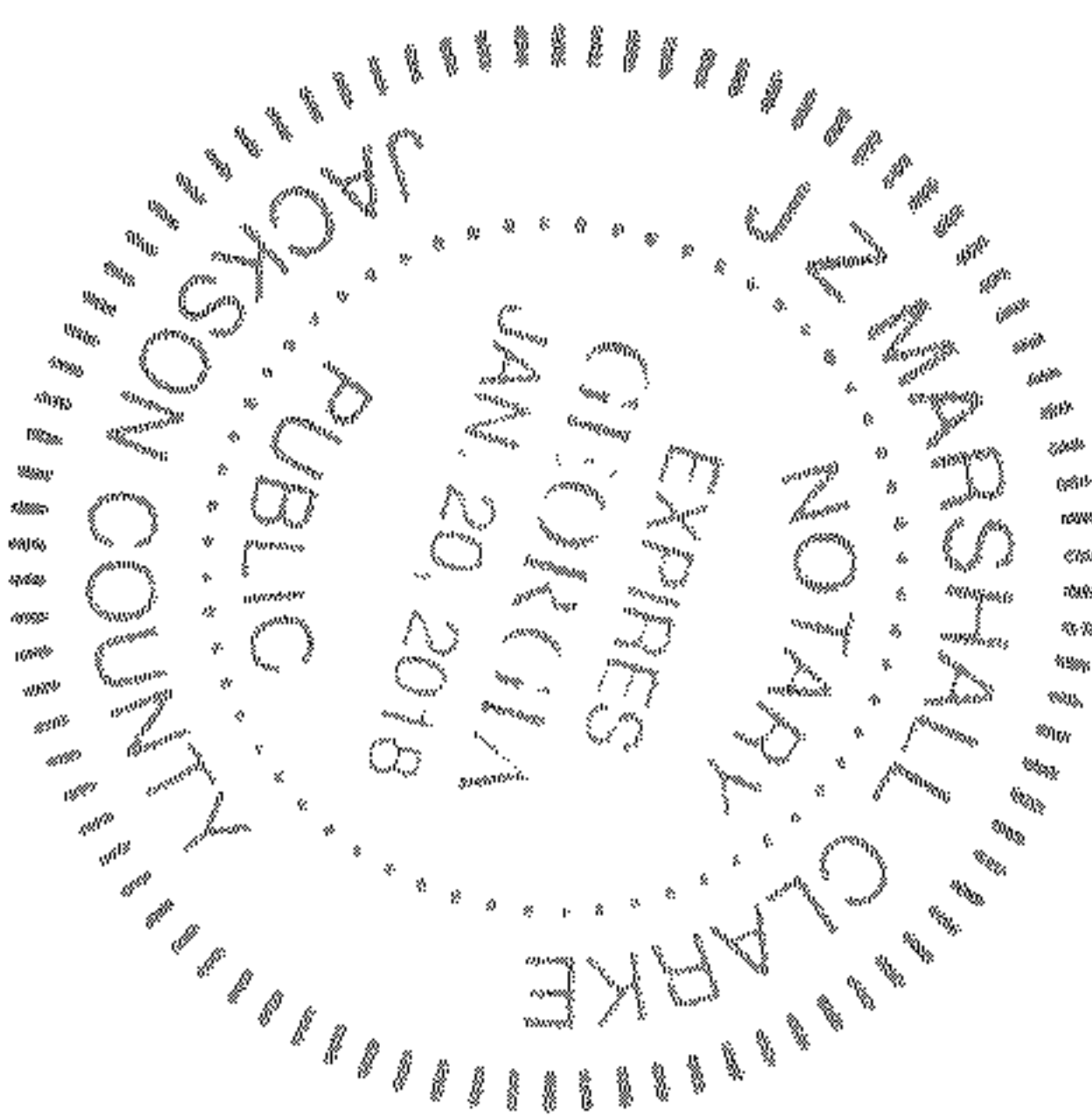
Given under my hand and official seal on this 24th day of August, 2017.


Notary Public

My Commission Expires:

January 20, 2018

(Notary Seal)



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MAULDIN, ZEDDIE , MCMULLEN, MARTHA
Mailing Address 7 10TH AVE SE,
ALABASTER, AL 35007

Grantee's Name U.S. BANK NATIONAL ASSOCIATION
Mailing Address 8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

Property Address 7 10TH AVE SE,
ALABASTER, AL 35007

Date of Sale 08/23/2017
Total Purchase Price \$ 16,450.67
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
X Other MORTGAGE FORECLOSURE DEED

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

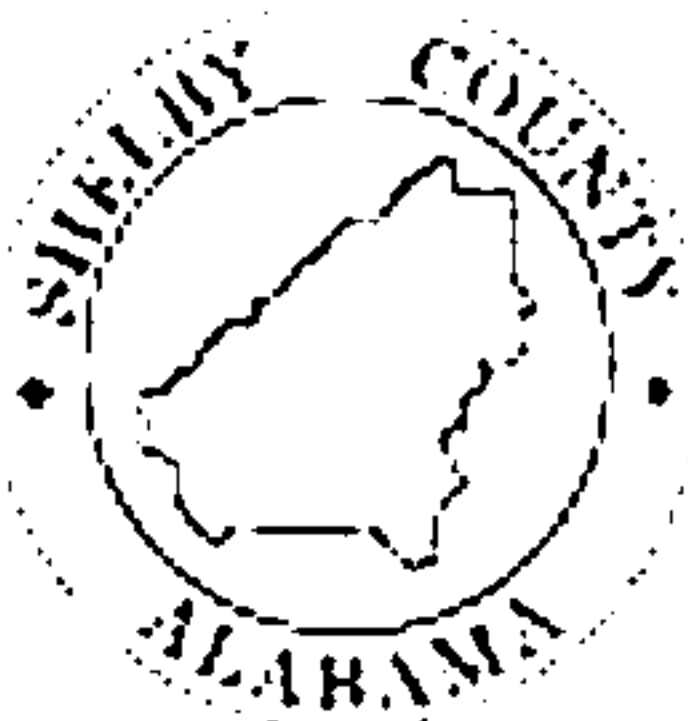
Instructions

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 08/30/2017
Unattested
(verified by)
Print VALENCIA REID
Sign
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1

20170830000317210 08/30/2017 02:57:45 PM FCDEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/30/2017 02:57:45 PM
\$26.00 CHARITY
20170830000317210

[Signature]