## PREPARED BY:

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STATE OF ALABAMA COUNTY OF SHELBY



Shelby Cnty Judge of Probate, AL 10/30/2017 12:11:36 PM FILED/CERT

Please Cross Reference to: Instrument No. 20031119000760550

## MORTGAGE FORECLOSURE DEED

## KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 17, 2003, William Daryl Hull and Mary D Hull, Husband And Wife, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc., its successors and assigns, which said mortgage is recorded in Instrument No. 20031119000760550, 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 Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

, as transferee, said transfer is recorded in Instrument 20170905000324500, aforesaid records, and U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

, 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 Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

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, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 09/20/2017,09/21/2017,09/27/2017; and

WHEREAS, on October 11, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at o'clock among between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

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 Alabaster, 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 Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 in the amount of ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00) which sum the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1; 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 ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00), cash, on the indebtedness secured by said mortgage, the said William Daryl Hull and Mary D Hull, Husband And Wife, acting by and through the said U.S. Bank Trust National Association, as Owner Trustee, not in its

File No.: 917017

as transferee, by <u>Aaron Warner</u> of Mortgagee, does hereby grant, bargain, sell ar	rustee for Loan Acquisition Trust Series 2014-RPL1, as auctioneer and the person conducting said sale for the Mortgagee or Transferee and convey unto U.S. Bank Trust National Association, as Owner Trustee, not in its Trustee for Loan Acquisition Trust Series 2014-RPL1, and its successors and assigns, situated in Shelby County, Alabama, to-wit:
,	IRVEY OF SCOTTSDALE, THIRD ADDITION, PHASE TWO, AS PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY,
not in its individual capacity, but solely in the capacity assigns forever subject however to the statutory right.	described property unto U.S. Bank Trust National Association, as Owner Trustee, apacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, its successors and ight of redemption on the part of those entitled to redeem as provided by the laws of sements and/or restrictions of record, prior liens and/or assessments of record.
Bank Trust National Association, as Owner True Acquisition Trust Series 2014-RPL1 have caused this instrument to be executed by	Daryl Hull and Mary D Hull, Husband And Wife, Mortgagor(s) by the said U.S. astee, not in its individual capacity, but solely in the capacity as Trustee for Loan Aaron VVarner, as auctioneer and the person conducting said sale for a witness whereof said Aaron Warner, has executed this instrument in the sale causing these presents to be executed on the day of,
20171030000391600 2/3 \$25.00 Shelby Cnty Judge of Probate, AL 10/30/2017 12:11:36 PM FILED/CERT	William Daryl Hull and Mary D Hull, Mortgagor(s)  U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, Mortgagee or Transferee of Mortgagee  By:  (print)  Attor  Warn  Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee
Aaron Warner , who Transferee of Mortgagee, is signed to the foregothering informed of the contents of the conveyance Mortgagee or Transferee of Mortgagee, and with	lotary Public in and for said County in said State, hereby certify that ose name as Auctioneer and the person conducting said sale for Mortgagee or ing conveyance, and who is known to me, acknowledged before me on this day that e, he, in his capacity as such Auctioneer and the person conducting said sale for the full authority executed this instrument voluntarily on the day that bears the same date.  This Hay of

Grantee Name / Send tax notice to:

ATTN:

RUSHMORE LOAN MANAGEMENT SERVICES, LLC

15480 Laguna Canyon Road

Suite 100

Irvine, CA 92618

LAURA MEYER Notary Public, Alabama State At Large

LAURA MEYER
Notary Public, Alabama State At Large
My Commission Expires
June 10, 2019

File No.: 917017

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 U.S. Bank Trust National William Daryl Hull and Mary D Hull Grantee's Name Grantor's Name Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 15480 Laguna Canyon Road Mailing Address Mailing Suite 100 1411 Heather Lane Address Irvine, CA 92618 Alabaster, AL 35007 Property Address 1411 Heather Lane October 11, 2017 Date of Sale Alabaster, AL 35007 \$120,000.00 Total Purchase price 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) Appraisal Bill of Sale Other FC Sale Sales Contract 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). Print Corv Clark Date 10/13/17 Sign Unattested (Grantor/Grantee/Dwner/Agent) (verified by) Form RT-1

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