

MORTGAGE FORECLOSURE DEED

20171102000397850

11/02/2017 11:38:03 AM

FCDEEDS 1/4

STATE OF ALABAMA

) Jennifer R. Jackson Daniel and Ralph Daniel, husband and
wife

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That Jennifer R. Jackson Daniel and Ralph Daniel, husband and wife did to-wit, January 10, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Lenders Network USA, Inc. dba Lenders Network, which mortgage is recorded in Instrument # at 20060125000040170 on January 25, 2006, and modified in and modified by Agreement recorded March 1, 2010 in Instrument #20100301000059060, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 as reflected by instrument recorded in Instrument #, 20080529000217740; Instrument #, 20110503000133400 and Instrument #, 20120530000190510 of the same Office.

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 Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 20, September 27, October 4, 2017; and

WHEREAS, on October 16, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:15 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, in the amount of \$146,960.00 which sum the said U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4.

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

NOW, THEREFORE, in consideration of the premises and of \$146,960.00, cash, the said Jennifer R. Jackson Daniel and Ralph Daniel, husband and wife, acting by and through the said U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, by Grace Evanko, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, by Grace Evanko, as said auctioneer and

the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Grace Evanko, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot A, according to the Survey of Stonehaven, as recored in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, has caused this instrument to be executed by Grace Evanko, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Grace Evanko, has executed this instrument in his capacity as such auctioneer on this October 18th, 2017.

Jennifer R. Jackson Daniel and Ralph Daniel, husband and wife
Mortgagors

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4
Mortgagee or Transferee of Mortgagee

By Grace Evanko
Grace Evanko, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Jefferson

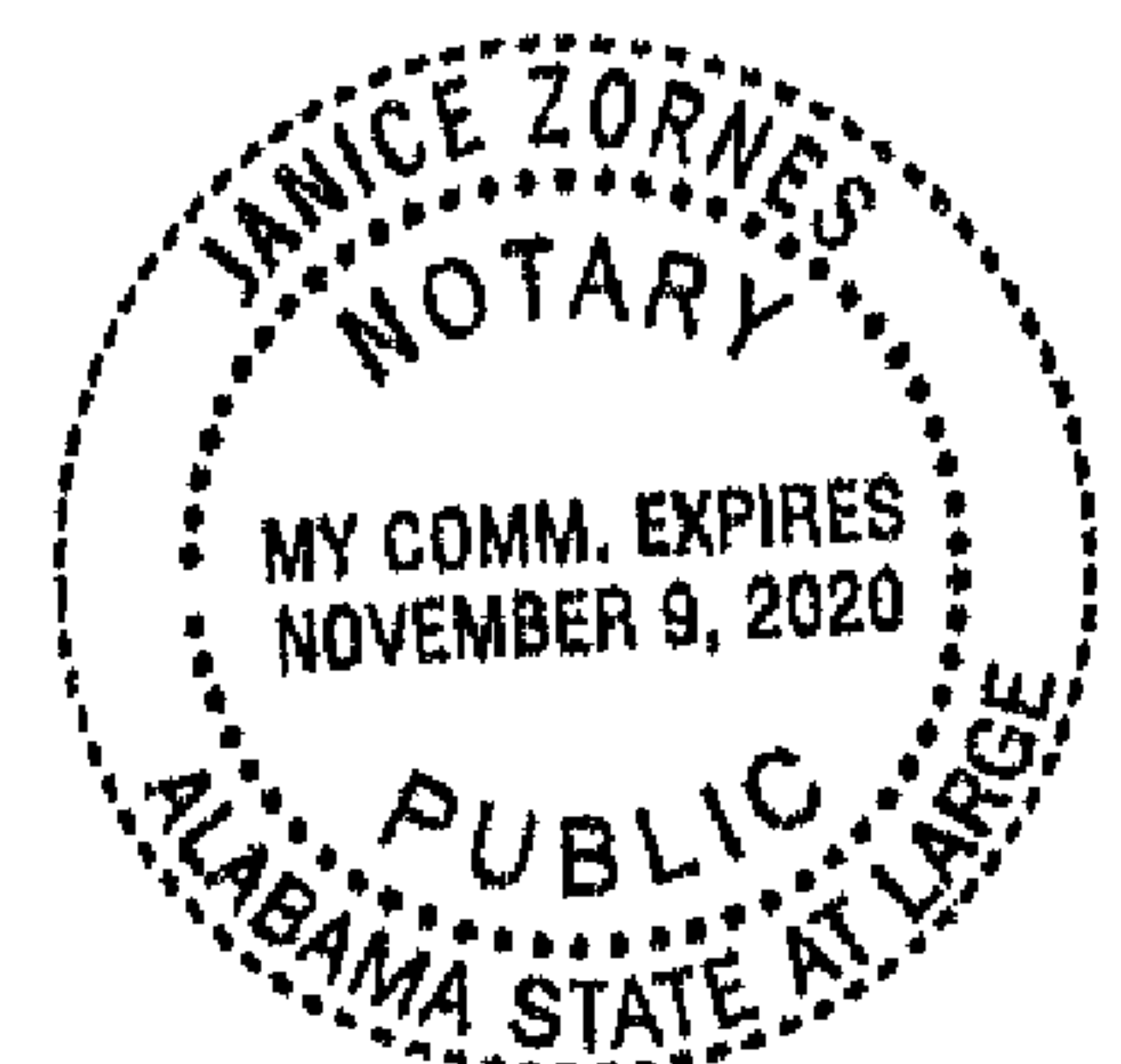
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Grace Evanko, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 that same date.

Given under my hand and official seal on October 18th, 2017.

Janice Zorn
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 9, 2020

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009618

Send Tax Notices to:
Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715



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>Jennifer R. Jackson Daniel and Ralph Daniel, husband and wife</u>	Grantee's Name	<u>U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset- Backed Pass-Through Certificates, Series 2006-EMX4</u>
Mailing Address	<u>142 Stonehaven Dr Pelham, AL 35124</u>	Mailing Address	<u>3476 Stateview Blvd MAC # X7801-013 (FC) Fort Mill, South Carolina 29715</u>

Property Address	<u>142 Stonehaven Dr Pelham, AL 35124</u>	Date of Sale	<u>October 16, 2017</u>
		Total Purchase Price	\$146,960.00
		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)

- | | |
|--------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Notice of 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 of 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 11/2/2017

Print Angelita Smith

Unattested

Sign angelita smith

(Grantor/Grantee/Owner/Agent) circle one



(verified by)
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 11:38:03 AM
\$34.00 DEBBIE
20171102000397850

Form RT - 1