

RETURN TO:

RCO Legal, P.C.
2970 Clairmont Road NE
Suite 280
Atlanta, GA 30329

20171116000416030
11/16/2017 04:11:34 PM
FCDEEDS 1/3

State of ALABAMA
County of SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 12/18/08, **Juannie Mae Williams Craig, unmarried, Party of the First Part**, executed a certain mortgage to **JPMorgan Chase Bank, N.A., Party of the Second Part** which said mortgage is recorded in Instrument 20081229000475850, as modified by that certain Modification Agreement in Instrument 20130212000060620 in the Office of the Judge of Probate of SHELBY County, Alabama. Which said Mortgage was last assigned and transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST, in Instrument 20151119000399650; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in SHELBY County, Alabama, in its issues of 09/13/17, 09/20/17, 09/27/17; and

WHEREAS, on October 12, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in before the courthouse door of Shelby County, SHELBY County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST in the amount of **\$155,559.61**; and said property was thereupon sold to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST; and

WHEREAS, Aaron Warner, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and \$155,559.61, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST, and its successors and assigns, the following described real property, situated in SHELBY County, Alabama, to-wit:

THAT HOUSE AND LOT AT 361 SAMFORD STREET, MONTEVALLO, ALABAMA 35115, AT THE CORNER OF SAMFORD AND WHITE STREETS IN MONTEVALLO, ALABAMA, REFERRED TO AS LOTS 1 AND 2 OF BLOCK E OF A MAP OF SOUTH MONTEVALLO, DRAWN 09 FEBRUARY 1900 BY H C REYNOLDS AND W R REYNOLDS, ALA CE, AND RECORDED AT MAP BOOK 3, PAGE 41 IN THE

SHELBY COUNTY ALABAMA PROBATE OFFICE , AND ALSO DESCRIBED IN INSTRUMENTS
RECORDED AT DEED BOOK 296, PAGE 737 ON FEBRUARY 02, 1976 AND INSTRUMENT
93:728000221861, ON 28 JULY 1993 IN THE SHELBY COUNTY ALABAMA PROBATE OFFICE. Assessor's
Parcel Number: 362041001036

TO HAVE AND TO HOLD the above described property unto U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST, 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 ad
valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Junnie Mae Williams Craig, unmarried, and U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST have set their hands and seals by their said
attorney-in-fact and auctioneer at said sale; this sale was duly and properly conducted on October 12, 2017.

BY:

AS: Auctioneer and Attorney-in-fact

THE STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that
Aaron Warner, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2017.

Laura Meyer

NOTARY PUBLIC

My Commission Expires: 6-10-19

Grantee Name / Send tax notice to:

ATTN:

BSI Financial Services

314 S. Franklin Street

PO Box 517

Titusville, PA 16354



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Junnie Mae Williams Craig
 Mailing Address 361 Samford St
 Montevallo AL 35115

Grantee's Name U.S. BANK TRUST NATIONAL ASSO
 Mailing Address 314 S. Franklin St
 Titusville PA 16354

Property Address 361 Samford St
 Montevallo AL 35115

Date of Sale 10/12/2017
 Total Purchase Price \$ 155,559.61

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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Sale
☐ 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 11/15/17

Print Darrien Jones

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/16/2017 04:11:34 PM
 \$23.00 DEBBIE
 20171116000416030

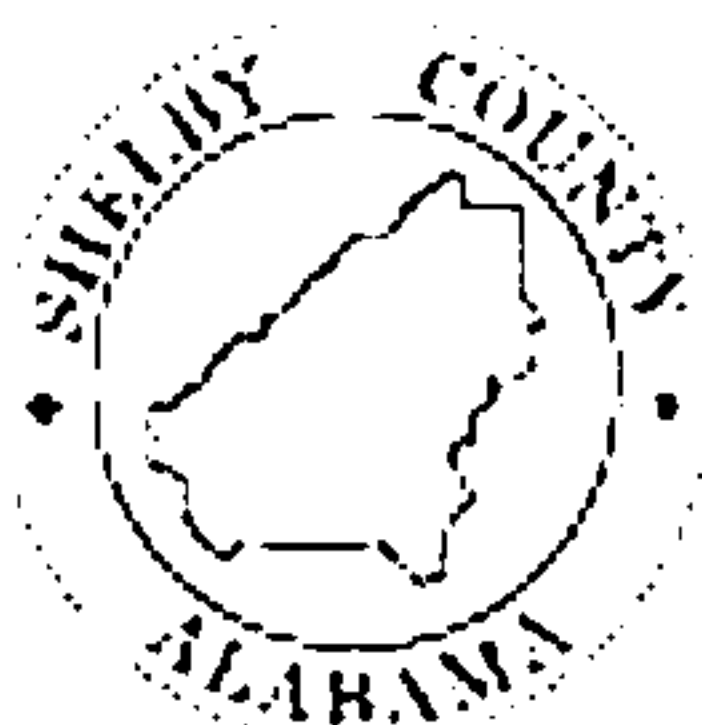
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



[Signature]