

**PREPARED BY:**

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20180124000022900 1/3 \$151.50  
Shelby Cnty Judge of Probate, AL  
01/24/2018 07:47:59 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20060509000219260

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, April 10, 2006, **Jennifer Berry, Wife and James E. Berry, Husband, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for HMSV-USB, Lending, LLC D.B.A. Mortgage South, its successors and assigns**, which said mortgage is recorded in Instrument No. 20060509000219260, 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 NATIONAL ASSOCIATION**, as transferee, said transfer is recorded in Instrument 20140623000189290, aforesaid records, and **U.S. BANK NATIONAL ASSOCIATION**, 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 NATIONAL ASSOCIATION** 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 Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 12/13/2017, 12/20/2017, 12/27/2017; and

WHEREAS, on January 8, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:06 o'clock am pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **U.S. BANK NATIONAL ASSOCIATION** 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 Chelsea, 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 Brandon and Sarah Quick in the amount of **ONE HUNDRED TWENTY-SIX THOUSAND THREE HUNDRED SEVENTY DOLLARS AND NO CENTS (\$126,370.00)** which sum the said **U.S. BANK NATIONAL ASSOCIATION** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Brandon and Sarah Quick; and

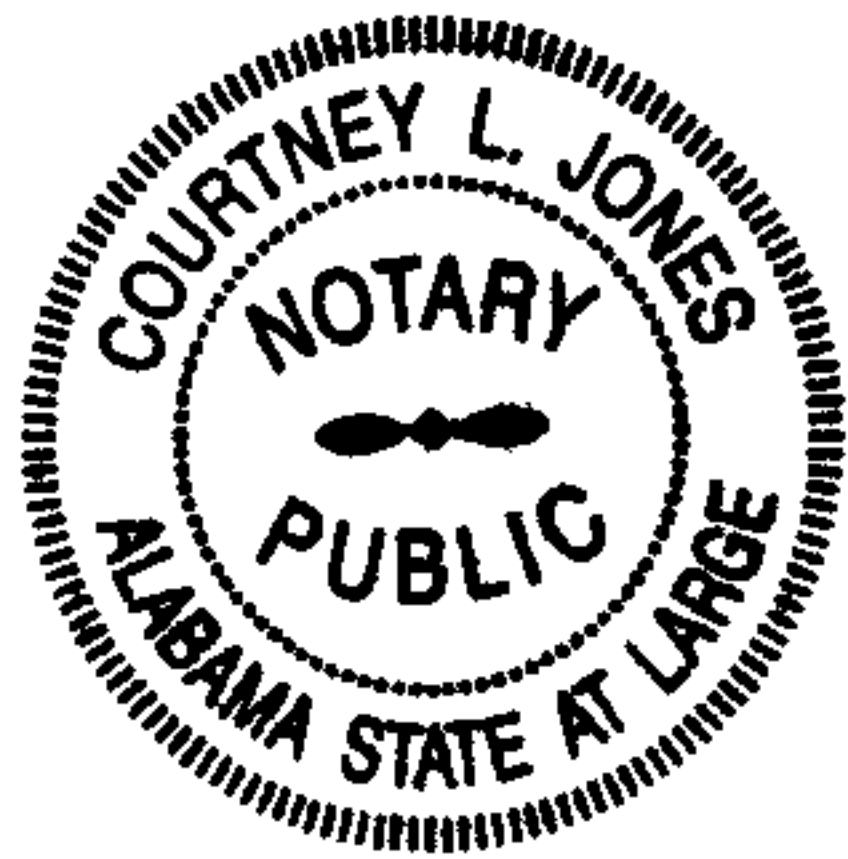
WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **ONE HUNDRED TWENTY-SIX THOUSAND THREE HUNDRED SEVENTY DOLLARS AND NO CENTS (\$126,370.00)**, cash, on the indebtedness secured by said mortgage, the said Jennifer Berry, Wife and James E. Berry, Husband, acting by and through the said **U.S. BANK NATIONAL ASSOCIATION** as transferee, by Grace Evanko, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Brandon and Sarah Quick, and their successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 419-A, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES RESURVEY  
NO. 1, AS RECORDED IN MAP BOOK 27, PAGE 64, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Brandon and Sarah Quick, their successors and assigns forever 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jennifer Berry, Wife and James E. Berry, Husband, Mortgagor(s) by the said U.S. BANK NATIONAL ASSOCIATION have 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 said Grace Evanko, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 17<sup>th</sup> day of January, 2018.



Jennifer Berry and James E. Berry, Mortgagor(s)

U.S. BANK NATIONAL ASSOCIATION, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Grace Evanko

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Grace Evanko, whose name as Auctioneer and the person conducting said sale for 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 the same date.

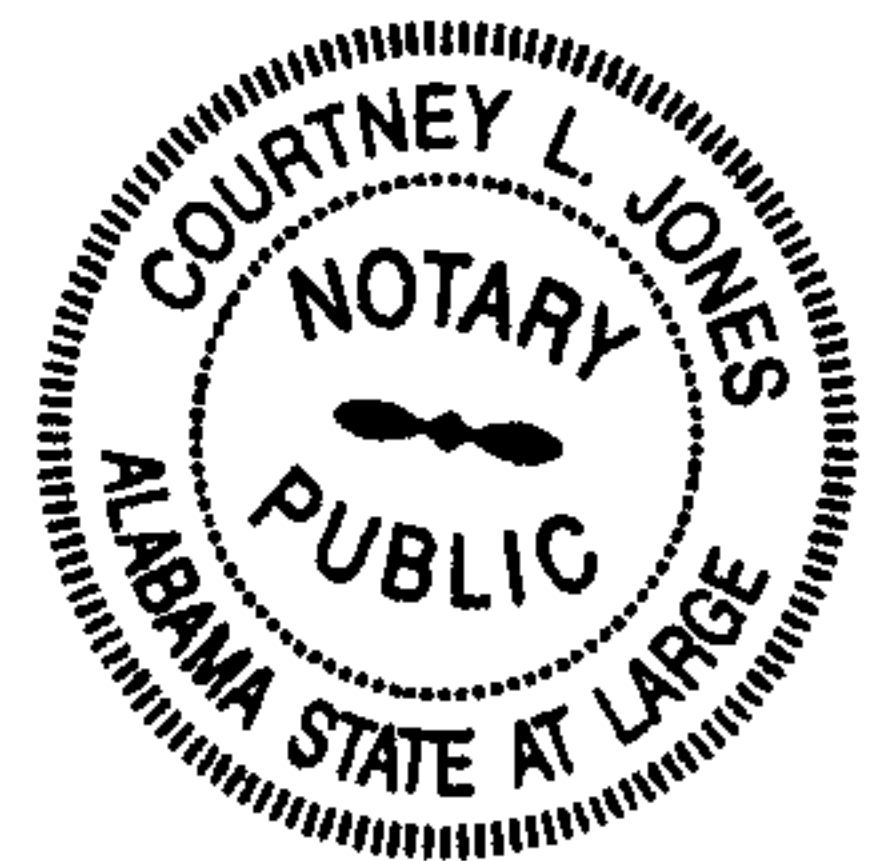
Given under my hand and official seal this 17 day of Jan, 2018.

Courtney L. Jones  
NOTARY PUBLIC

My Commission Expires 3/17/2020

Grantee Name / Send tax notice to:  
ATTN:  
Brandon and Sarah Quick  
1500 Shelby Forest Lane  
Chelsea, AL 35043


20180124000022900 2/3 \$151.50  
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<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name <u>Jennifer Berry and James E. Berry</u>	Grantee's Name <u>Brandon and Sarah Quick</u>
Mailing Address <u>1500 Shelby Forest Lane</u> <u>Chelsea, AL 35043</u>	Mailing Address <u>1500 Shelby Forest Lane</u> <u>Chelsea, AL 35043</u>

Property Address <u>1520 Shelby Forest Lane</u> <u>Chelsea, AL 35043</u>	Date of Sale <u>January 8, 2018</u>
	Total Purchase price <u>\$126,370.00</u>
	or
	Actual Value    _____
	or
	Assessed Market Value    _____

  
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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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>      </u> Sales Contract	<u>      </u> x Other <u>FC Sale</u>
<u>      </u> 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 <u>12 January 2018</u>	Print <u>Grace Evanko</u>
<u>      </u> Unattested	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**