

SEND TAX NOTICE TO:
Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063

20180718000254510
07/18/2018 08:04:52 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of June, 2002, Richard J. Humphreys, Jr. a married man, and Ashleigh S. Humphreys, his wife, executed that certain mortgage on real property hereinafter described to New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020624000296800, said mortgage having subsequently been transferred and assigned to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, by instrument recorded in Instrument Number 20180409000116750, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 the payment of the indebtedness secured by said mortgage, and the said U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust did declare all of the



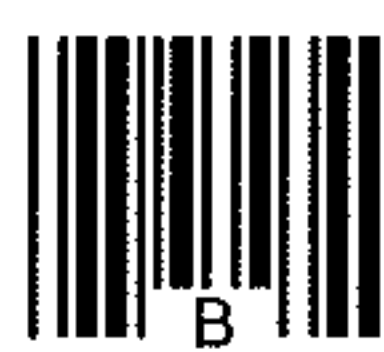
indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 6, 2018, June 13, 2018, and June 20, 2018; and

WHEREAS, on July 10, 2018, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust was the highest bidder and best bidder in the amount of One Hundred Fifty-Three Thousand Four Hundred Twenty And 13/100 Dollars (\$153,420.13) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1112, according to the Map of Second Addition, Old Cahaba Phase III, recorded in Map Book 29, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 17 day of July, 2018.

U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust

By: Red Mountain Title, LLC
Its: Auctioneer

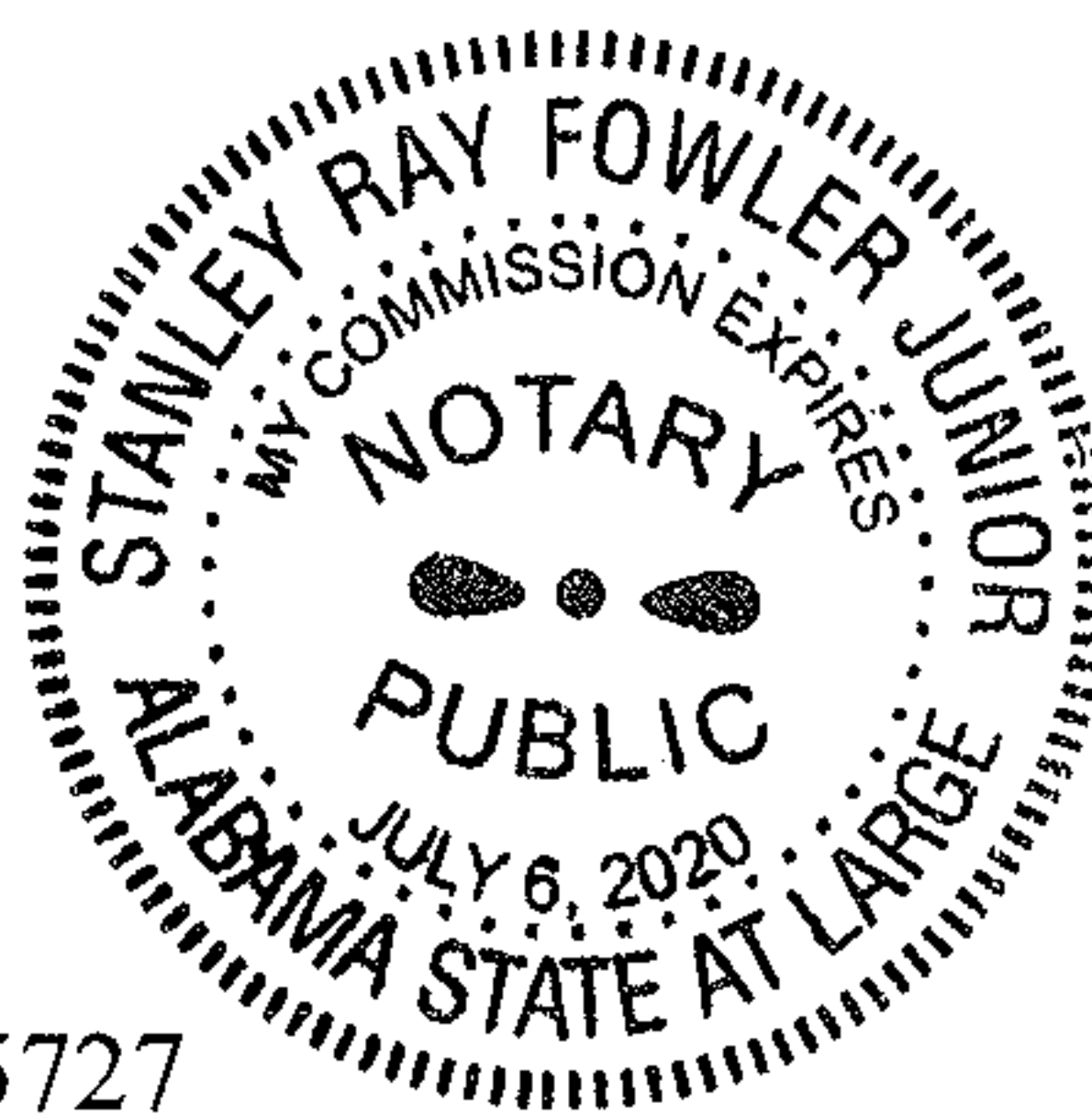
By: [Signature]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, 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 said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

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



This instrument prepared by:
Elizabeth Loeftgren
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

[Signature]
Notary Public
My Commission Expires: [Signature]



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.S. Bank Trust, N.A., as

Trustee for LSF10 Master

Participation Trust

c/o Caliber Home Loans, Inc.

Grantee's Name

U.S. Bank Trust, N.A., as Trustee

for LSF10 Master Participation

Trust

c/o Caliber Home Loans, Inc.

Mailing Address

3701 Regent Boulevard

Suite 200

Irving, TX 75063

Mailing Address

3701 Regent Boulevard

Suite 200

Irving, TX 75063

Property Address

404 Bentmoor Way

Helena, AL 35080

Date of Sale

07/10/2018

Total Purchase Price

\$153,420.13

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

☒ Other Foreclosure Bid Price

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

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

7/11/18

Unattested

(verified by)

Print

Tiffany Sides

Sign

Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/18/2018 08:04:52 AM
 \$25.00 CHERRY
 20180718000254510

[Signature]