

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20080502000180560

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, April 25, 2008, Jason Earl Jernigan, Husband and Wendi Cline Jernigan, Wife, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems Inc., as nominee for Compass Bank, its successors and assigns, which said mortgage is recorded in Instrument No. 20080502000180560 as modified by that certain Modification Agreement in Instrument No. 20111122000354450, 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 Legal Title Trustee for Truman 2016 SC6 Title Trust, as transferee, said transfer is recorded in Instrument 20170720000258930, aforesaid records, and U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, 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 as Legal Title Trustee for Truman 2016 SC6 Title Trust 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 06/06/2018, 06/13/2018, 06/20/2018; and

WHEREAS, on July 2, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:50 o'clock am/pm between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 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 Vincent, 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 Legal Title Trustee for Truman 2016 SC6 Title Trust in the amount of **ONE HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS (\$170,000.00)** which sum the said U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 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 Legal Title Trustee for Truman 2016 SC6 Title Trust; 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 SEVENTY THOUSAND DOLLARS AND NO CENTS (\$170,000.00), cash, on the indebtedness secured by said mortgage, the said Jason Earl Jernigan, Husband Wendi Cline Jernigan, Wife, acting by and through the said U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust as transferee, by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant,

bargain, sell and convey unto U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 26, ACCORDING TO THE MAP OR SURVEY OF WYNDSOR TRACE, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

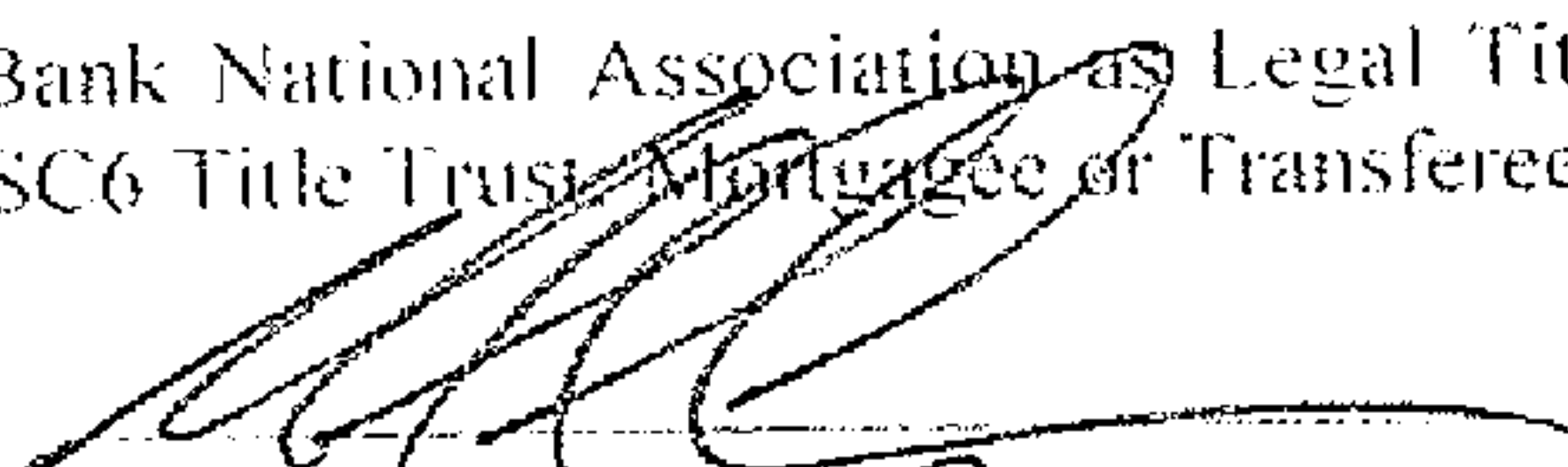
TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jason Earl Jernigan, Husband Wendi Cline Jernigan, Wife, Mortgagor(s) by the said U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust have caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Michael Corvin, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the day of 16th, 2018.

Jason Earl Jernigan and Wendi Cline Jernigan, Mortgagor(s)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Mortgagee or Transferee of Mortgagee

By:

(sign) 

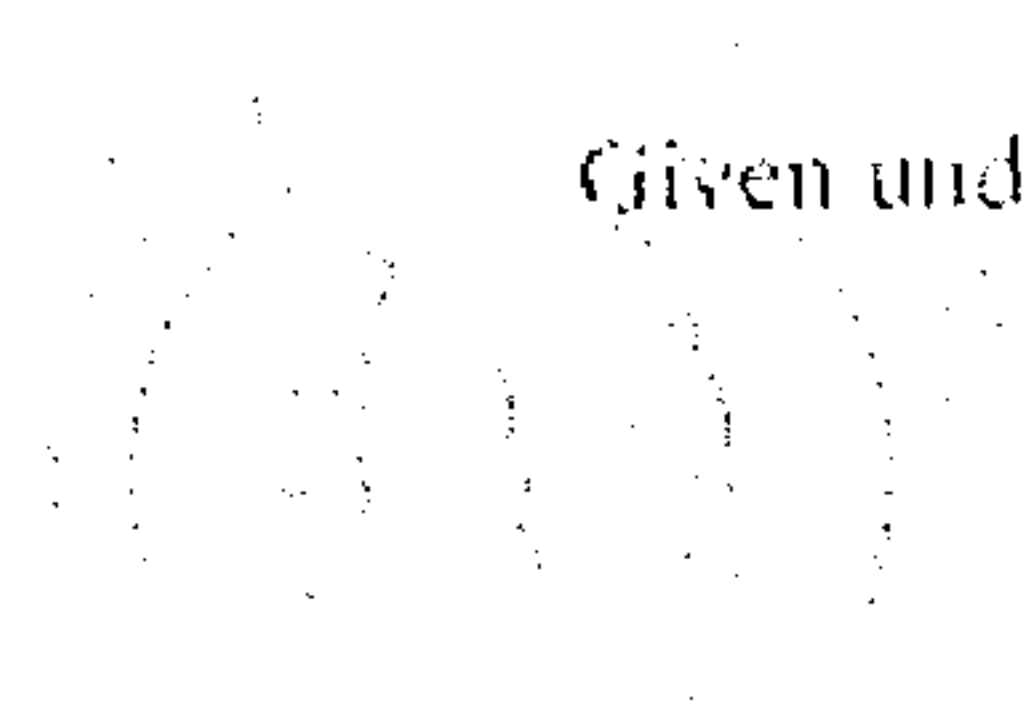
(print) Michael Corvin

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 Michael Corvin, 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 16th day of July, 2018.


NOTARY PUBLIC

My Commission Expires: 3-8-22

Grantee Name / Send tax notice to:
ATTN:
FAY SERVICING, LLC
440 S Lasalle St
Suite 2000
Chicago, IL 60605

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jason Earl Jernigan and Wendi Cline Jernigan	Grantee's Name	U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust
Mailing Address	124 Thatcher Road Vincent, AL 35178	Mailing Address	440 S Lasalle St Suite 2000 Chicago, IL 60605
Property Address	124 Thatcher Road Vincent, AL 35178	Date of Sale	July 2, 2018
		Total Purchase price	\$170,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other FC 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 7/3/18

Print Cory Clark

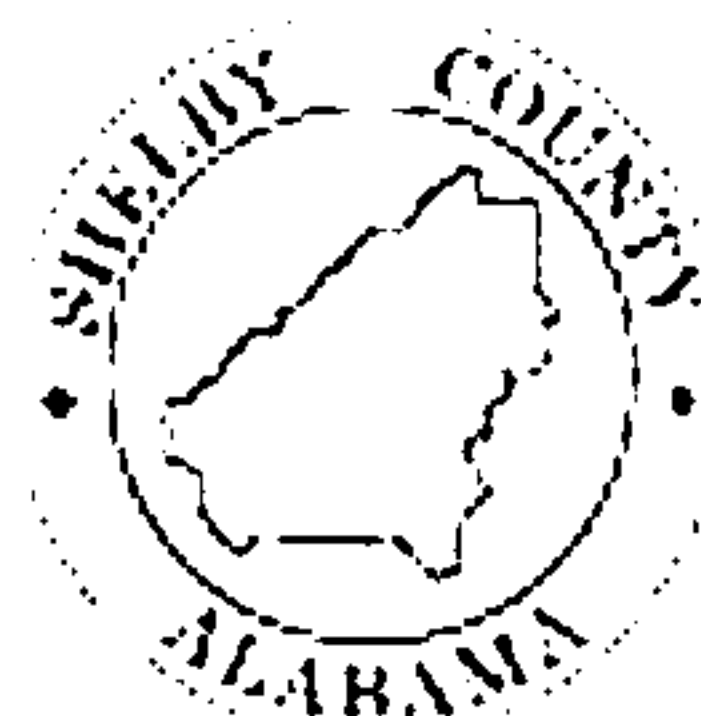
Unattested

2C
(verified by)

Sign

(Grantor/Grantee/Owner/Agent circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2018 08:35:50 AM
\$22.00 CHERRY
20180720000258080

File No.: 950017