

MORTGAGE FORECLOSURE DEED

**20190419000130140
04/19/2019 12:17:53 PM
FCDEEDS 1/3**

STATE OF ALABAMA)
COUNTY OF SHELBY)

Donald B Patton and Mary E Patton, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That Donald B Patton and Mary E Patton, husband and wife did, on to-wit, the August 31, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation, which mortgage is recorded in Instrument # at 20050913000474760 on September 13, 2005, 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 indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2 as reflected by instrument recorded in Instrument #, 20130513000196150; Instrument #, 20150204000036830; Instrument #, 20160927000354660; Instrument #, 20170314000086660; Instrument #, 20180227000062330 and Instrument #, 20180719000256570 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 indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2 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 AUGUST 1,2018 AUGUST 8,2018 AUGUST 15,2018; and

WHEREAS, on the September 6, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2 acting by and through Jonathan Smothers 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 MI CASA FINDER, LLC, in the amount of One Hundred Thirteen Thousand Nine Hundred Dollars and No Cents (\$113,900.00), which sum the said U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2 offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said MI CASA FINDER, LLC, and

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 One Hundred Thirteen Thousand Nine Hundred Dollars and No Cents (\$113,900.00), cash, the said Donald B Patton and Mary E Patton, husband and wife, acting pursuant to the authority granted under the said mortgage to U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2, does or 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 warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto MI CASA FINDER, LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 5 according to the Survey of Dearing Downs, 12th Addition, 2nd Phase as recorded in Map Book 16, Page 17, Shelby County, Alabama Records.

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 indenture trustee, for the holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the September 6, 2018.

Donald B Patton and Mary E Patton, husband and wife
Mortgagors

By: U.S. Bank National Association, as indenture trustee, for the
holders of the CIM Trust 2017-2, Mortgage-Backed Notes, Series 2017-2
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

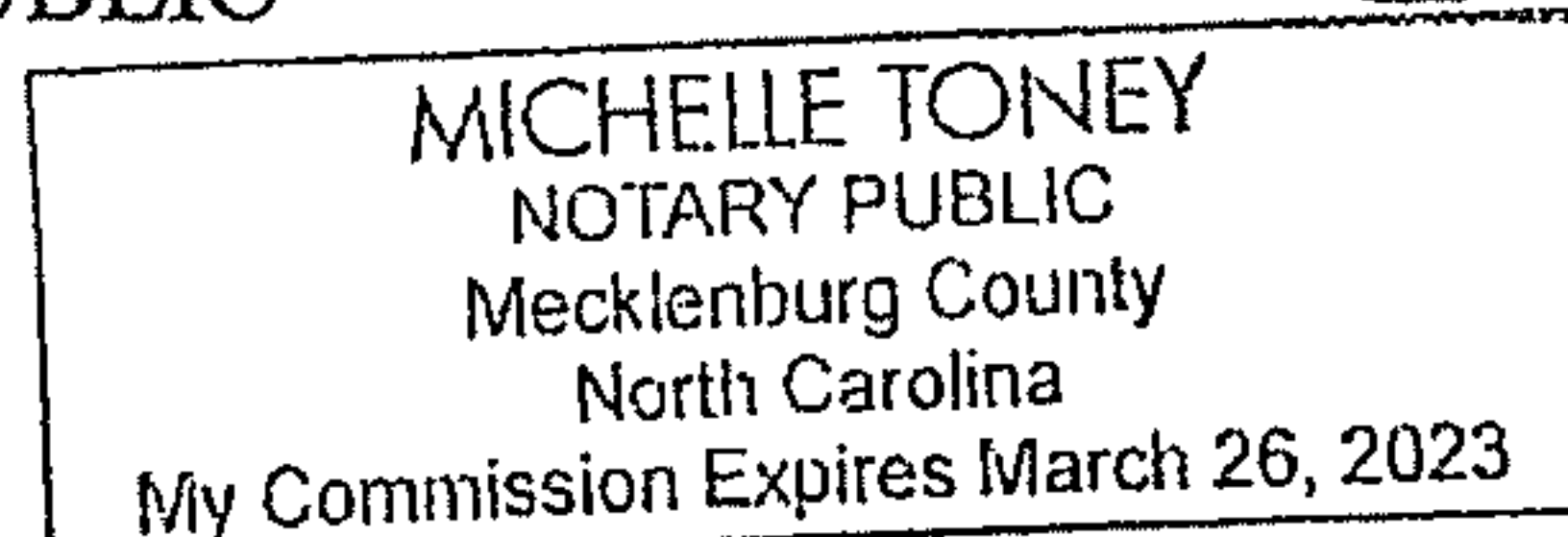
By: William P. Harris
Name: William P. Harris
Title: Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP 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 agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this September 11, 2018.

NOTARY PUBLIC



MY COMMISSION EXPIRES:

Instrument prepared by:
Jonathan Smothers
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015256

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

Grantor's Name Donald B. Patton, Mary E. Patton
 Mailing Address 2609 Bridlewood Circle
Helena, AL 35080

Grantee's Name Mi Casa Finder LLC
 Mailing Address 3568 Lorna Ridge Drive
Hoover, AL 35216

Property Address 2609 Bridlewood Circle
Helena, AL 35080

Date of Sale 9/6/2018Total Purchase Price \$ 113,900.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other FORECLOSURE DEED

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.

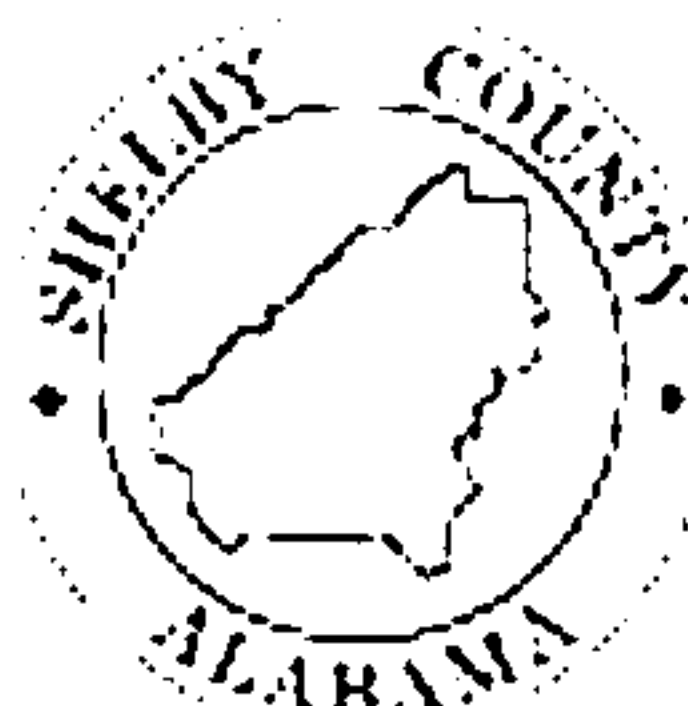
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4/19/2019Print Burt NewsomeUnattestedSign BX

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/19/2019 12:17:53 PM
 \$143.00 CHERRY
 20190419000130140

Allen S. Bayl