

**THIS INSTRUMENT WAS PREPARED  
BY:**

David Sigler, Esq.  
244 Inverness Center Drive  
Suite 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

U.S. Bank National Association, as Trustee  
for GSAA Home Equity Trust 2006-6,  
Asset-Backed Certificates Series 2006-6  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Keith M. Bowman  
103 Berrywood Ct  
Slidell, LA 70461

**GRANTEE**

U.S. Bank National Association, as Trustee  
for GSAA Home Equity Trust 2006-6,  
Asset-Backed Certificates Series 2006-6  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

Property Address: 104 Timber Ridge Dr, Alabaster, AL 35007  
Purchase Price: \$174,671.71\*\*\*Mortgagee credit\*\*\*  
Sale Date: April 17, 2019

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 12, 2005, Keith M. Bowman, a married man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for American Brokers Conduit, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20051108000583830; and subsequently transferred and assigned to U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, and said assignment being recorded in Instrument Number, 20110523000153790; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana,

Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 (“Transferee”) 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 20, 2019, March 27, 2019, April 3, 2019; and

WHEREAS, on April 17, 2019, 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 and properly conducted, and U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Lee was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6; and

WHEREAS, the highest and best bid for the property described in the aforementioned

mortgage was the bid of U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, in the amount of \$174,671.71, which sum of money U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, by and through David Sigler, as attorney for said U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, the following described property situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Final Plat Forest Ridge, as recorded in Map Book 31, Page 2, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property to U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 and its successors and assigns; 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.

IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 2<sup>nd</sup> day of May, 2019.

U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6

By: David Sigler  
David Sigler, Attorney for Transferee



STATE OF ALABAMA )  
COUNTY OF SHELBY )

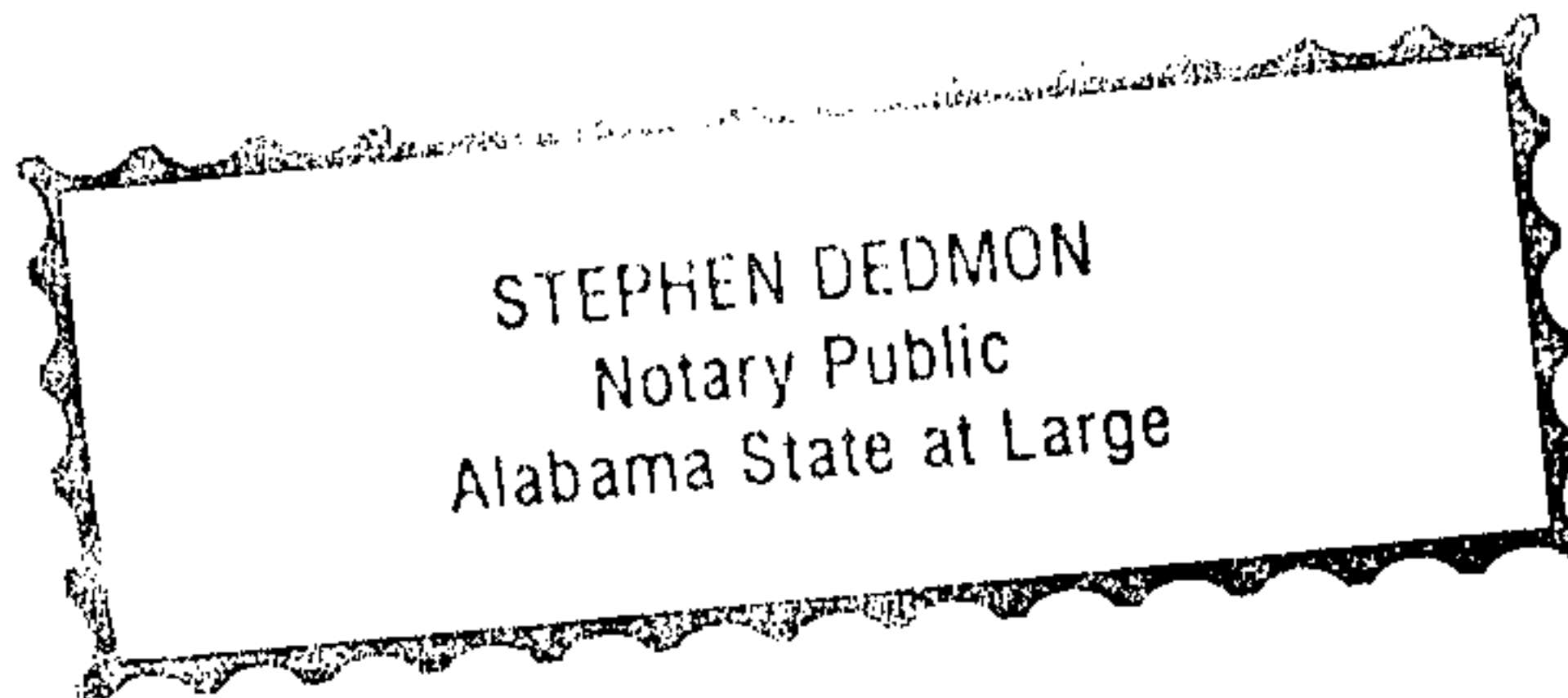
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 2<sup>nd</sup> day of May, 2019.

Stephen Dedmon

Notary Public

My Commission Expires: 5/11/19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2019 01:31:24 PM  
\$29.00 CHERRY  
20190506000151110

Allie S. Beal