

20190524000179750
05/24/2019 01:53:26 PM
FCDEEDS 1/4

PREPARED BY:

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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. 20030603000342260

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 30, 2003, **David Michael Higgins & Kelli Payne Higgins, Mortgagor**, did execute a certain mortgage to **Hamilton Mortgage Corporation, an Alabama Corporation**, which said mortgage is recorded in Instrument No. 20030603000342260 as modified by that certain Modification Agreement in Instrument No. 20100316000076790, 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 20121026000412030, 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 04/17/2019, 04/24/2019, 05/01/2019; and

WHEREAS, on May 20, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:37 o'clock am, 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 Alabaster, 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** in the amount of **ONE HUNDRED THIRTY-NINE THOUSAND EIGHTY DOLLARS AND NO CENTS (\$139,080.00)** 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 **U.S. BANK NATIONAL ASSOCIATION**; 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 THIRTY-NINE THOUSAND EIGHTY DOLLARS AND NO CENTS (\$139,080.00)**, cash, on the indebtedness secured by said mortgage, the said **David Michael Higgins & Kelli Payne Higgins**, acting by and through the said **U.S. BANK NATIONAL ASSOCIATION** as transferee, by **John Robison**, 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**, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 212, according to the Amended Map of Phase II Weatherly Warwick Village, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. BANK NATIONAL ASSOCIATION, 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, David Michael Higgins & Kelli Payne Higgins, Mortgagor(s) by the said U.S. BANK NATIONAL ASSOCIATION have caused this instrument to be executed by John Robison, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said John Robison, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23 day of May, 2019.

David Michael Higgins & Kelli Payne Higgins, Mortgagor(s)

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

By:

(sign)

(print)

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

STATE OF ALABAMA

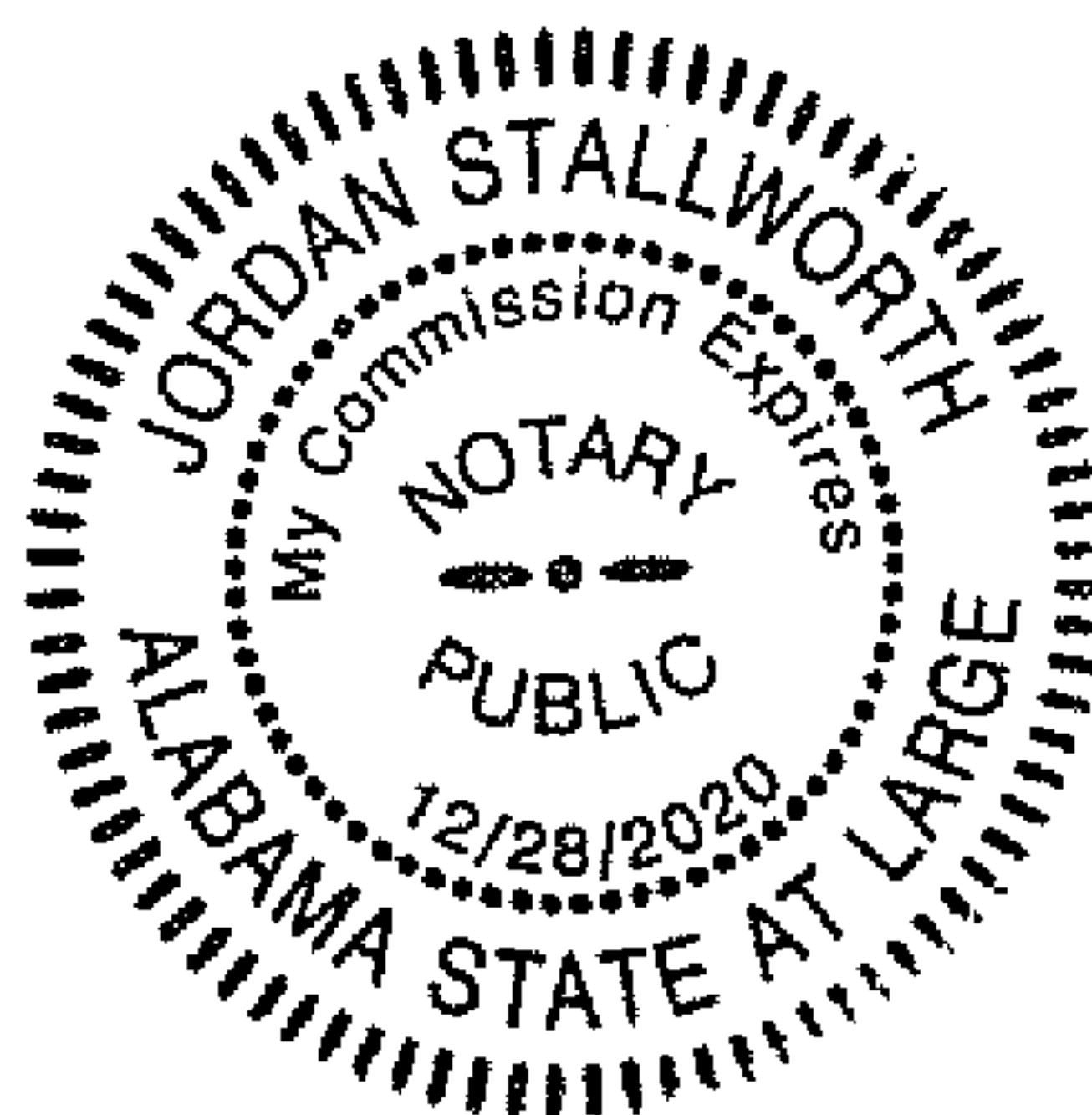
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, 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 23rd day of May, 2019.

Jordan Stallworth
NOTARY PUBLIC
My Commission Expires: 12/28/2020

Grantee Name / Send tax notice to:
ATTN:
U.S. BANK NATIONAL ASSOCIATION
4801 Frederica Street
Owensboro, KY 42301



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

Grantor's Name	David Michael Higgins and Kelli Payne Higgins	Grantee's Name	U.S. BANK NATIONAL ASSOCIATION
Mailing Address	240 Warwick Lane Alabaster, AL 35007	Mailing Address	4801 Frederica Street Owensboro, KY 42301
Property Address	240 Warwick Lane Alabaster, AL 35007	Date of Sale	May 20, 2019
		Total Purchase price	\$139,080.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 5-23-19

Print John Robison

Unattested

(verified by)

Sign

John Robison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 972117



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2019 01:53:26 PM
\$25.00 CHERRY
20190524000179750

Allen S. Bayl