

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

20190620000220370  
06/20/2019 02:15:54 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of May, 2007, Kevin Nichols and Aimee Nichols, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070702000310920, said mortgage having subsequently been transferred and assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by instrument recorded in Instrument No. 20170320000092610, 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 LSF9 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 May 29, 2019, June 5, 2019, and June 12, 2019; and

WHEREAS, on June 18, 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 conducted, and U.S. Bank Trust, N.A., as Trustee for LSF9 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 LSF9 Master Participation Trust was the highest bidder and best bidder in the amount of Two Hundred Ninety-Nine Thousand Six Hundred Four And 21/100 Dollars (\$299,604.21) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust, N.A., as Trustee for LSF9 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 71, according to the final Plat Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, Page 51, 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 LSF9 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 LSF9 Master Participation Trust,  
has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said  
Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this  
19<sup>th</sup> day of June, 2019.

U.S. Bank Trust, N.A., as Trustee for LSF9  
Master Participation Trust

By: Sirote & Permutt, P.C.  
Its: Attorney

By: Elizabeth Loefgren, Esq.

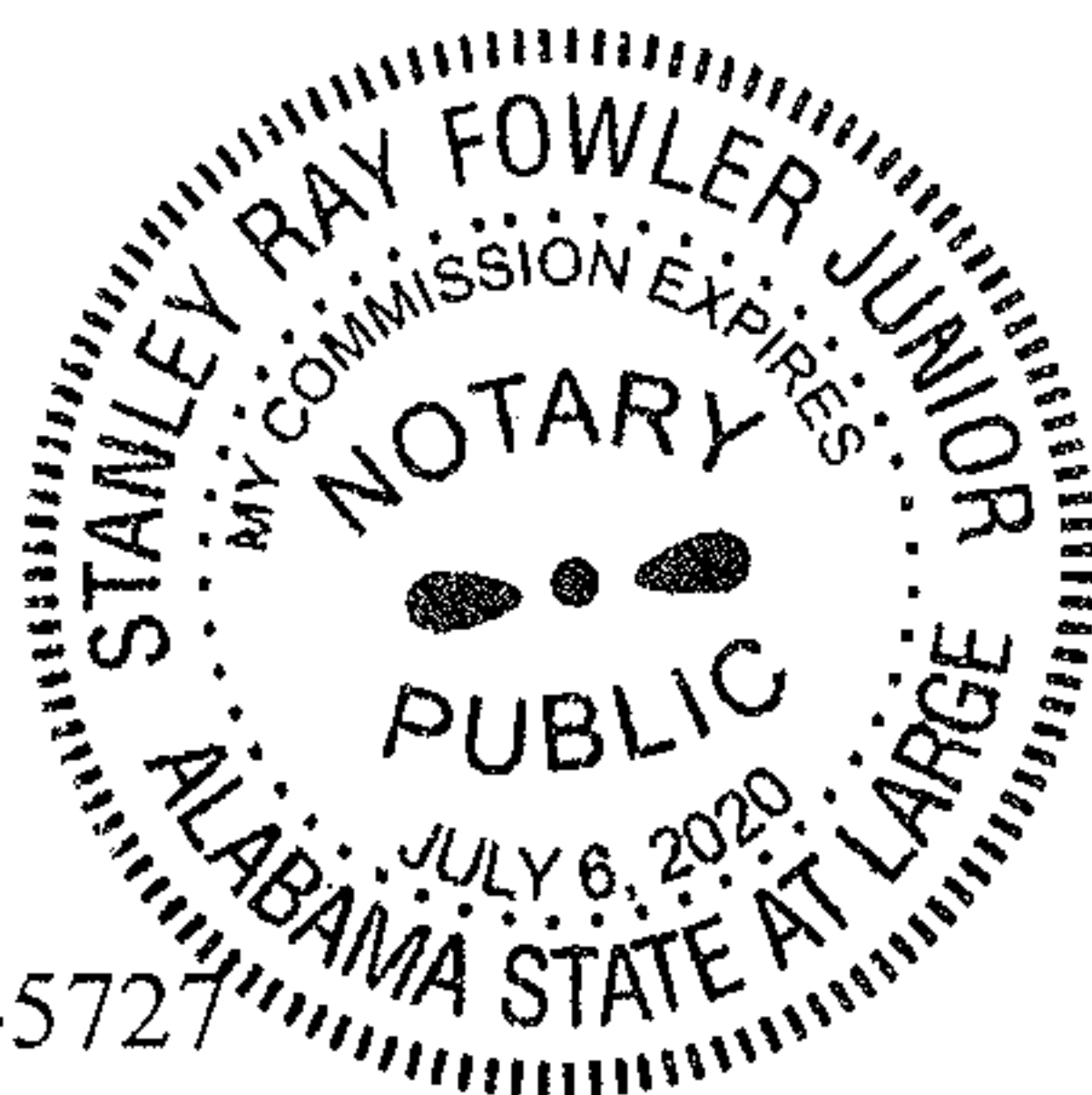
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loefgren, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for U.S. Bank Trust, N.A., as Trustee for LSF9 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, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 19 day of June, 2019.

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



Stan  
Notary Public

My Commission Expires: \_\_\_\_\_





**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 LSF9 Master  
Participation Trust  
c/o Caliber Home Loans, Inc.

Grantee's Name U.S. Bank Trust, N.A., as Trustee  
for LSF9 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 249 Lime Creek Lane  
Chelsea, AL 35093  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 06/18/2019

Total Purchase Price \$299,604.21

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Bid Price  
☐ 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.

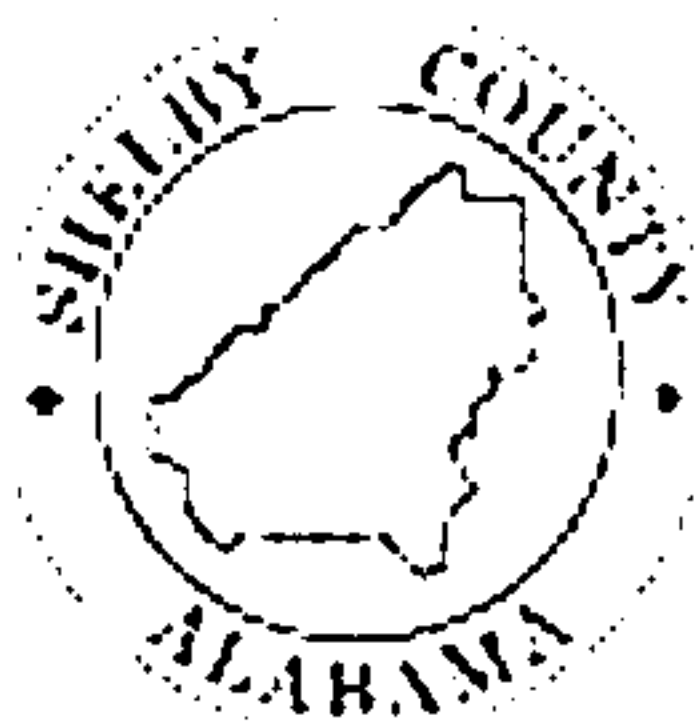
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/19/19

Print Jonathan Byrd

☐ Unattested                                   
 (verified by)

Sign [Signature]  
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/20/2019 02:15:54 PM  
 \$25.00 CHERRY  
 20190620000220370

Allen S. Byrd