

20191004000367320  
10/04/2019 04:11:09 PM  
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang  
3145 Avalon Ridge Place  
Suite 100  
Peachtree Corners, GA 30071

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 6th day of October, 2009, **THOMAS L. HOGAN AND WIFE MYRA M. HOGAN** executed that certain mortgage on real property hereinafter described to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on October 16, 2009, at Instrument Number 20091016000390870, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST**, by instrument recorded in at Instrument Number 20190418000128270, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust did declare due 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 August 28, 2019, September 4, 2019, September 11, 2019, that the property would be sold on September 27, 2019; and

WHEREAS, on September 27, 2019, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust was the highest bidder in the amount of **Two Hundred Seven Thousand and 00/100 dollars (\$207,000.00)**, on the indebtedness secured by said mortgage; and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto **U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust**, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 46, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS POINT, AS RECORDED IN MAP BOOK 26, PAGE 81 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NOEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA(WHICH

TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust , has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 27th day of September, 2019.

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

By: \_\_\_\_\_

Printed Name: Victor Kang

Its: Attorney

STATE OF GEORGIA  
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset 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 the conveyance, he/she , as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust .

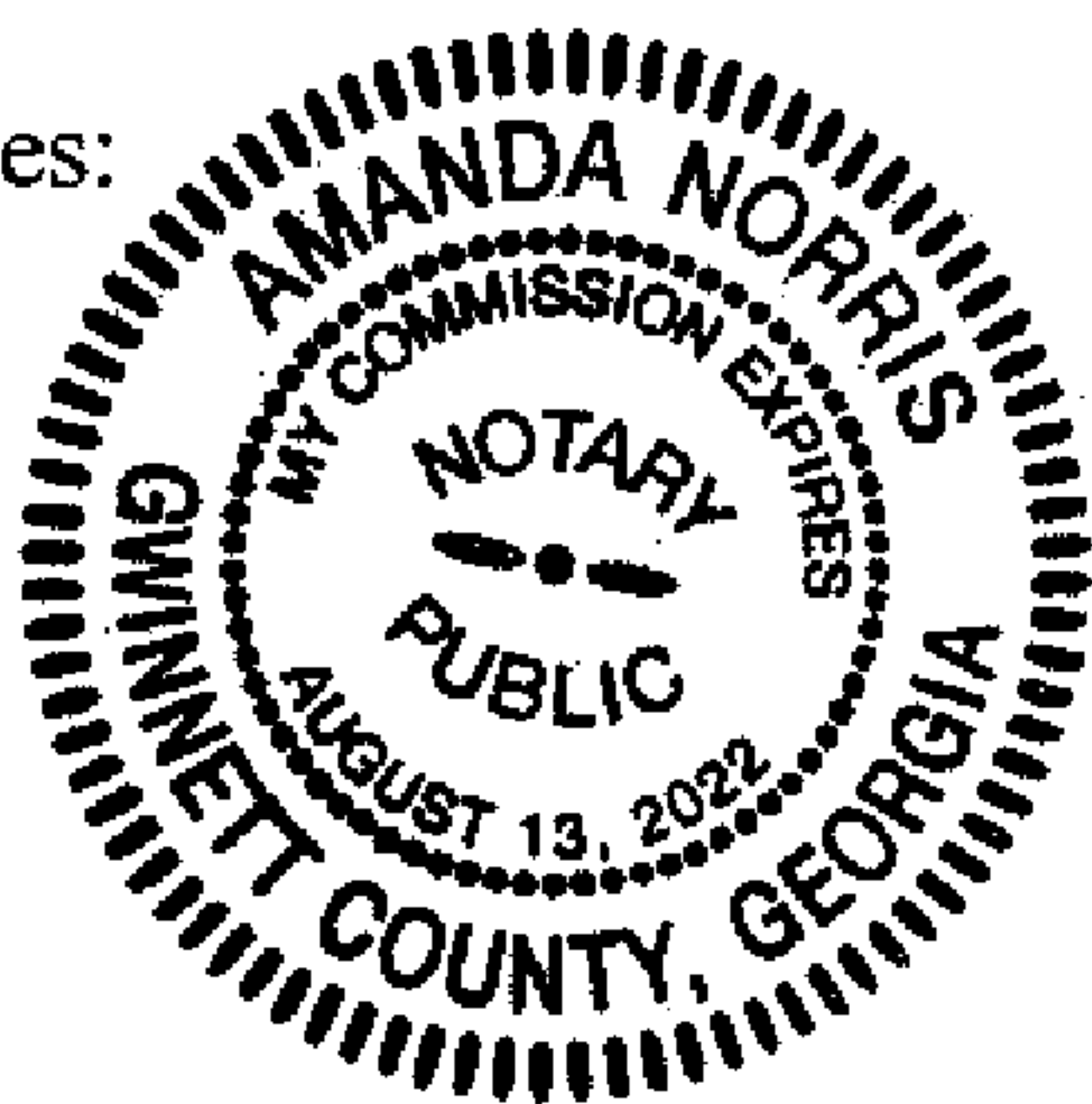
Given under my hand and official seal on this 27th day of September, 2019.



Notary Public

My Commission Expires:

August 13, 2022



## Real Estate Sales Validation Form

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

Grantor's Name	MYRA M HOGAN, THOMAS L HOGAN	Grantee's Name	U.S. Bank Trust National Association
Mailing Address	837 NARROWS POINT DR	Mailing Address	9990 Richmond Ave
	BIRMINGHAM, AL 35242		Suite 400
			Houston, TX 77042
Property Address	837 NARROWS POINT DR	Date of Sale	09/27/2019
	BIRMINGHAM, AL 35242	Total Purchase Price	\$ 207000
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other MORTGAGE FORECLOSURE DEED
<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).

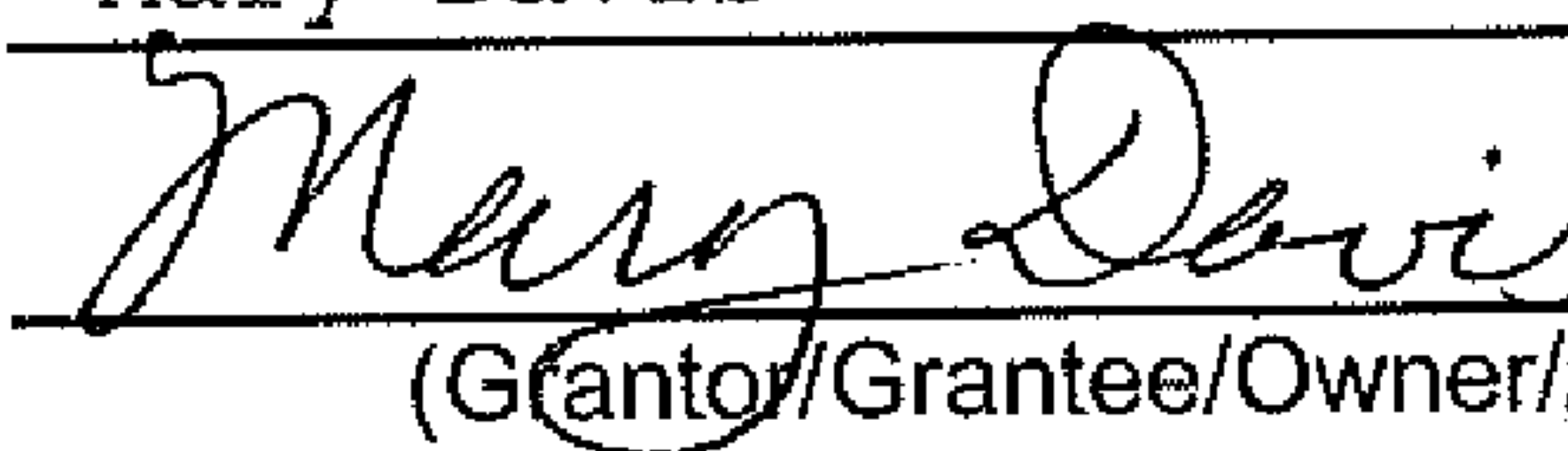
Date 10-4-19Print Mary Davis

Unattested



(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

