

SEND TAX NOTICE TO:
Wells Fargo Real Estate Tax Services, LLC
P.O. Box 14506
Des Moines, IA 50306-9395

20191125000438200
11/25/2019 03:02:51 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of December, 1999, Marvin L. Rawlins, a married man, joined by his wife, Marla D. Rawlins, executed that certain mortgage on real property hereinafter described to Standard Mortgage Corporation of Georgia, a Georgia Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-00496, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12, by instrument recorded in Instrument Number 20180109000009650, 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 National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 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 August 21, 2019, August 28, 2019, and September 4, 2019; and

WHEREAS, on November 19, 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 National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 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 National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 was the highest bidder and best bidder in the amount of Sixty-Four Thousand Five Hundred Fifty-Seven And 29/100 Dollars (\$64,557.29) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Part of Lot 8 and part of Lot 9 of Block 2 of a map known as K.B. Nickerson's survey of Helena Road, recorded in Judge of Probate Office in Shelby County, Alabama, in Map Book 3, Page 116:

Part of Lot 8 and part of Lot 9 of Block 2, of a map known as K.B. Nickerson's Survey of Helena Road, in Shelby County, being more particularly described as follows: begin at the Northwest corner of said Lot 8, thence in a southerly direction along the East boundary of Pine Street 33.00 feet (total width of street) to the point of beginning of a tract of land herein described; thence continuing in Southerly direction in a straight line along East boundary of Pine Street 170.00 feet; thence turning an angle of 88 degrees 00 minutes to the left in an Easterly direction 200.00 feet; thence turning an angle of 92 degrees 00 minutes to the left in a Northerly direction 170.00 feet; thence turning an angle of 88 degrees 00 minutes to the left in a Westerly direction 200.00 feet to the point of beginning. Containing 0.7800 acres, more or less.



TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 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 National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12, 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 21st day of November, 2019.

U.S. Bank National Association, as Trustee for
SASCO Mortgage Loan Trust 2002-12

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

By: Jahan Berns, Esq.

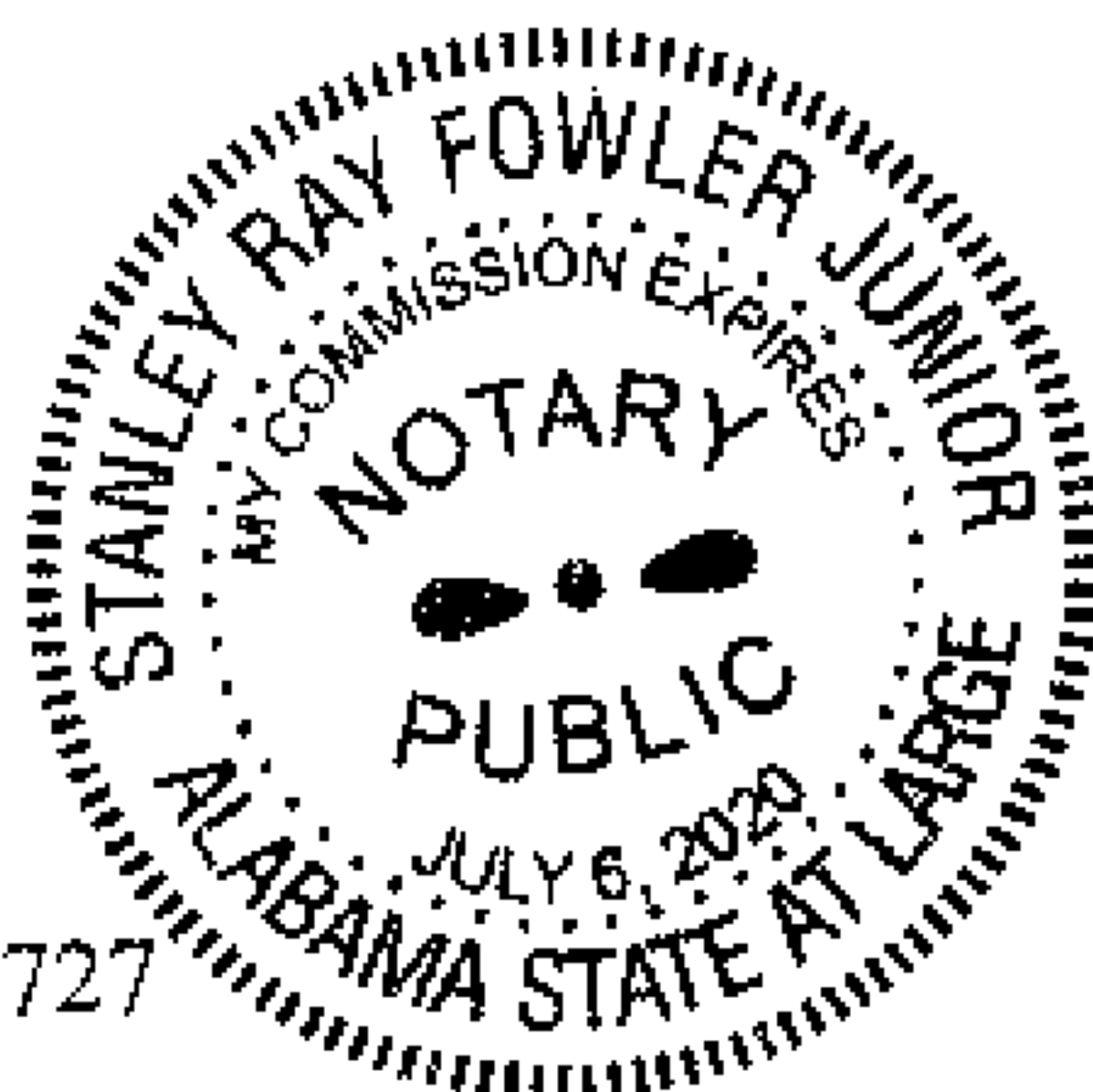
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12, 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 21 day of November, 2019.

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



Notary Public

My Commission Expires: 7-6-20



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 National Association,
as Trustee for SASCO Mortgage
Loan Trust 2002-12
c/o Wells Fargo Bank, N.A.

Grantee's Name U.S. Bank National Association, as
Trustee for SASCO Mortgage Loan
Trust 2002-12
c/o Wells Fargo Bank, N.A.

Mailing Address X7801-013
3476 Stateview Blvd.
Fort Mill, SC 29715

Mailing Address X7801-013
3476 Stateview Blvd.
Fort Mill, SC 29715

Property Address 307 8th Street SW
Alabaster, AL 35007

Date of Sale 11/19/2019

Total Purchase Price \$64,557.29

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 11/21/19

Print

Johnathan Byrd

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2019 03:02:51 PM
 \$35.00 CHARITY
 20191125000438200

Allen S. Byrd