

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA ) Barry W. Walker and Natasha J. McGlothan-Walker, husband  
COUNTY OF SHELBY ) and wife

KNOW ALL MEN BY THESE PRESENTS: That Barry W. Walker and Natasha J. McGlothan-Walker, husband and wife did to-wit, January 25, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans, Inc., which mortgage is recorded in Instrument # 20070208000060050 on February 8, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 19, 2020, April 26, 2020, and May 3, 2020 and

WHEREAS, on July 23, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust acting by and through Sandra Upton, a representative of auctioneer and attorney Shapiro & Ingle, LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 as Legal Title Trustee for Truman 2016 SC6 Title Trust, in the amount of \$450,000.00 which sum the said U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$450,000.00, cash, the said Barry W. Walker and Natasha J. McGlothan-Walker, husband and wife, acting pursuant to the authority granted under the said mortgage to U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, the following described real estate situated in SHELBY County, Alabama, to-wit:

**LOT 806, ACCORDING TO THE MAP OF HIGHLAND LAKES, 8TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA**

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this July 27, 2020.

Barry W. Walker and Natasha J. McGlothan-Walker, husband and wife  
Mortgagors

By U.S. Bank, National Association as Legal Title Trustee for  
Truman 2016 SC6 Title Trust  
Mortgagee or Transferee of Mortgagee

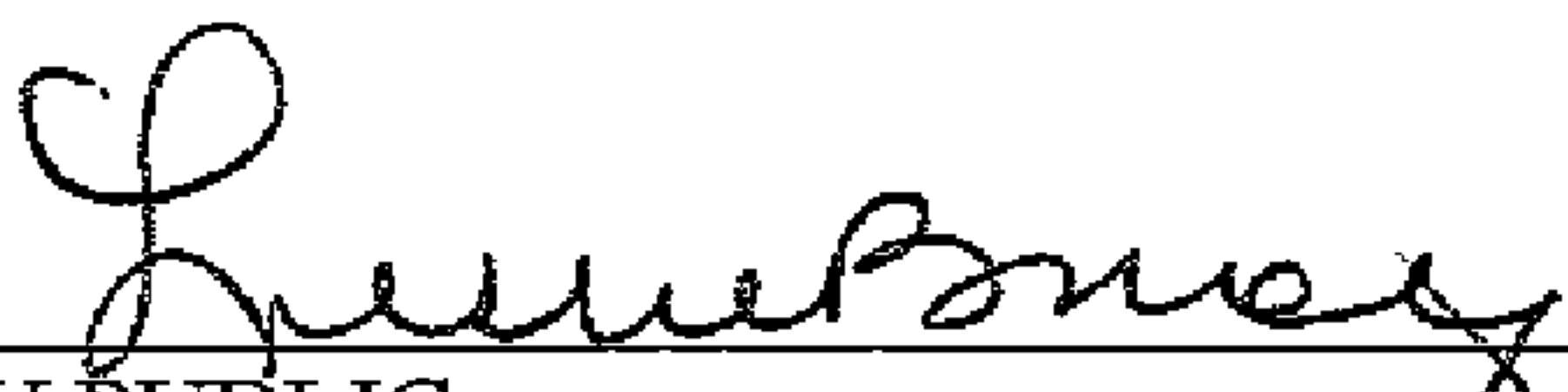
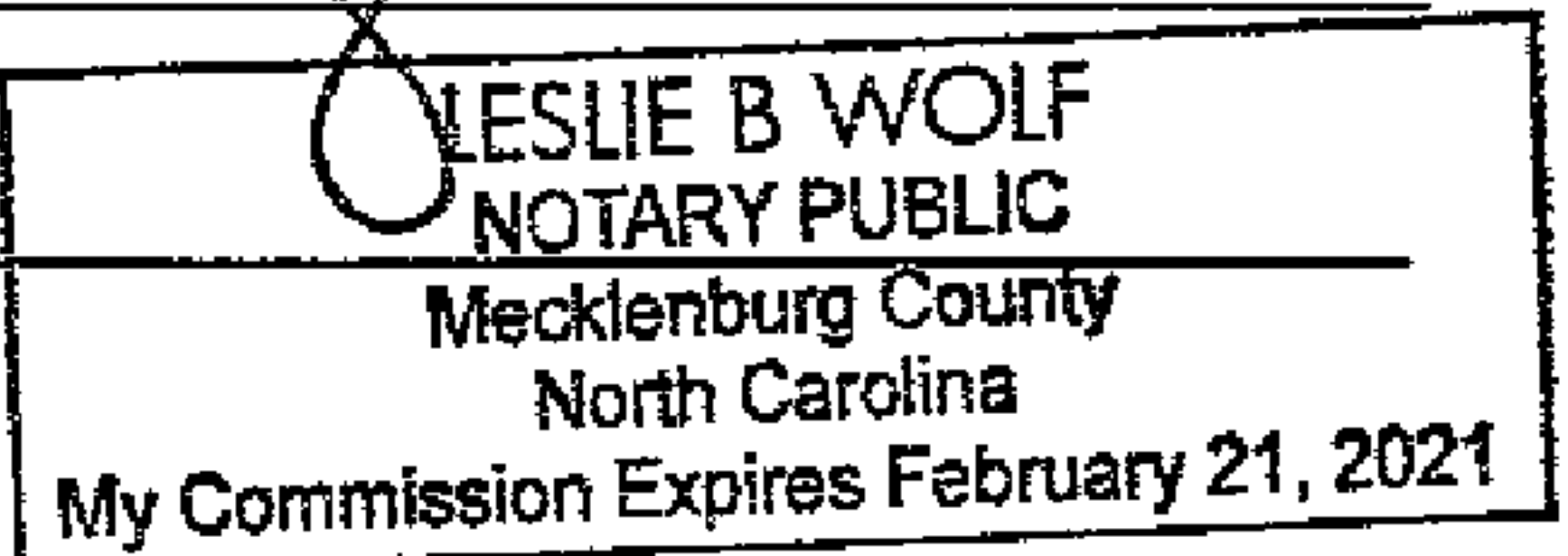
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting  
said sale for said Mortgagee or Transferee of Mortgagee.

By:   
Name: Andrew Vining

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on July 27, 2020.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:   
LESLIE B WOLF  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires February 21, 2021

Instrument prepared by:  
Jonathan Smothers  
SHAPIRO & INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
17-011986

Send Tax Notices to:  
Rushmore Loan Management Services, LLC  
15480 Laguna Canyon Road  
Suite 100  
Irvine, CA 92618

**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>Barry W. Walker and Natasha J. McGlothan-Walker, husband and wife</u>	Grantee's Name	<u>U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust</u>
Mailing Address		Mailing Address	<u>15480 Laguna Canyon Road</u> <u>Suite 100</u> <u>Irvine, CA 92618</u>

Property Address 3122 Highland Lakes Rd  
Birmingham, AL 35242

Date of Sale July 23, 2020

Total Purchase Price \$450,000.00

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 Notice of Sale

☐ 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 of 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 7/27/2020

Print Andrew Vining

Sign [Signature]

Unattested [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 01:42:13 PM  
\$31.00 MISTI  
20200729000317710

Alvin S. Bayl