

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of October, 2014, David M. King, Jr and Sharmon D. King, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for First Partners Bank, An Alabama State Chartered Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20141113000357640, said mortgage having subsequently been transferred and assigned to U.S. BANK NATIONAL ASSOCIATION, by that instrument recorded Instrument Number 201905240001789 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 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 June 26, 2022, July 3, 2022 and July 10, 2022; and

WHEREAS, on August 1, 2022 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 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 was the highest bidder and best bidder in the amount of \$139,772.32 on the indebtedness secured by said mortgage, the said U.S. BANK NATIONAL ASSOCIATION, does hereby remise, release, quitclaim and convey unto U.S. BANK NATIONAL ASSOCIATION all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF SW 1/4 OF SE 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE SOUTH 88 DEGREES, 30 MINUTES WEST, 32 FEET TO POINT ON THE WEST LINE OF COLLINS STREET; THENCE TURN AN ANGLE OF 89 DEGREES 30 MINUTES TO THE RIGHT AND RUN 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID WEST LINE OF COLLINS STREET 179 FEET; THENCE TURN AN ANGLE OF 89 DEGREES, 30 MINUTES LEFT, AND RUN 322 FEET TO PIPE AT NE CORNER OF J. M. BUTLER'S LOT; THENCE TURN AN ANGLE OF 90 DEGREES, 30 MINUTES LEFT, ALONG SAID BUTLER'S EAST LINE 179 FEET; THENCE TURN AN ANGLE OF 89 DEGREES, 30 MINUTES LEFT, AND RUN 322 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH SECTION LINE 354.0 FEET; THENCE TURN RIGHT 89 DEGREES 30 MINUTES A DISTANCE OF 20.0 FEET TO THE NORTH SIDE OF BUTLER STREET AND THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 190.0 FEET THENCE TURN RIGHT 170 DEGREES, 02 MINUTES, 43 SECONDS A DISTANCE OF 193.20 FEET TO THE NORTH SIDE OF BUTLER STREET; THENCE TURN RIGHT 100 DEGREES, 27 MINUTES, 17 SECONDS, A DISTANCE OF 33.40 FEET ALONG BUTLER STREET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto U.S. BANK NATIONAL ASSOCIATION 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 aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Mortgagee or Transferee of Mortgage, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 26th day of August, 2022.

U.S. BANK NATIONAL ASSOCIATION


By: Albertelli Law, as attorney conducting said sale for Mortgagee or Transferee of Mortgage

BY: [Signature]
Jonathan Smothers, Esq

State of Alabama)
County of Shelby)

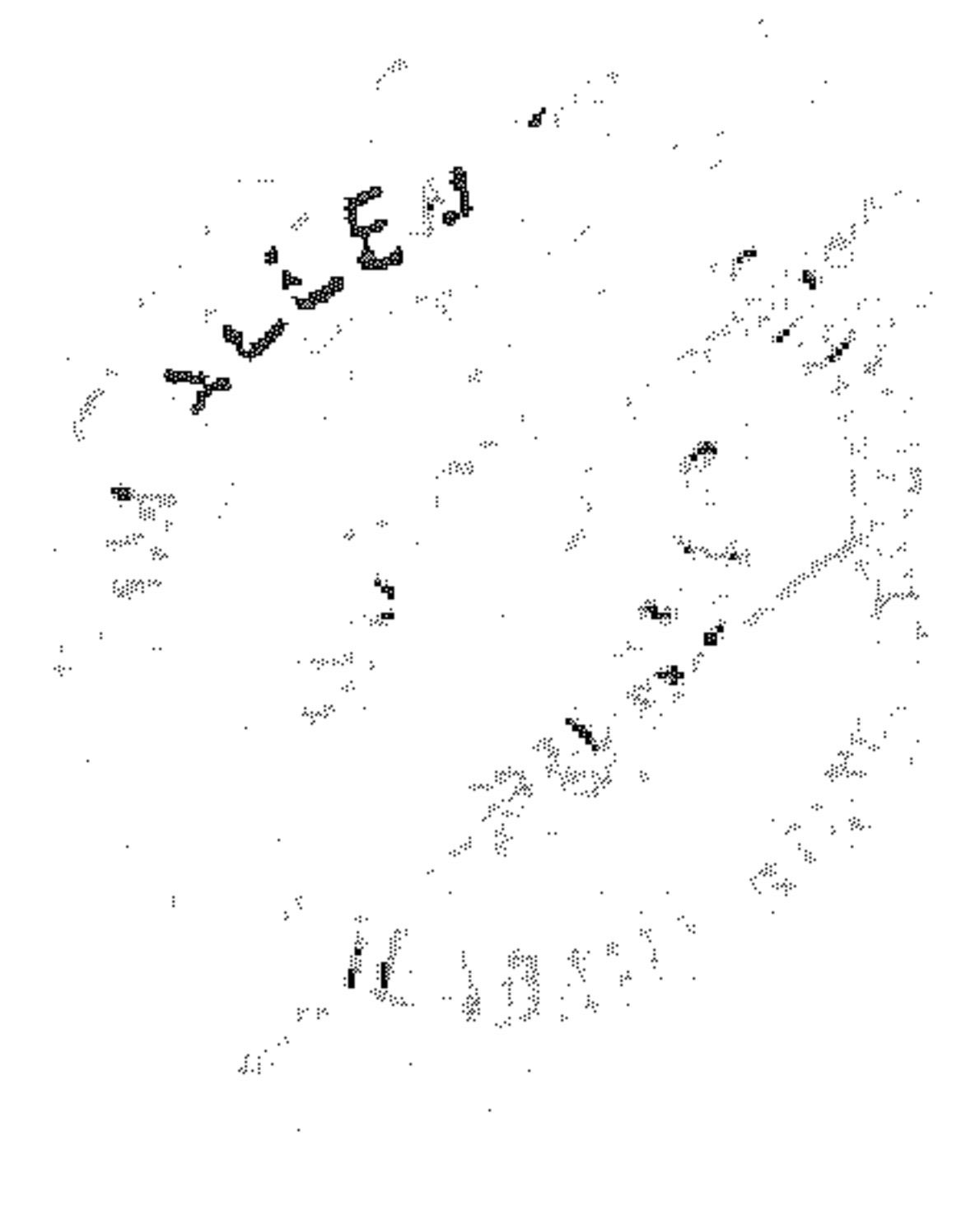
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers whose name, acting in its capacity as attorney for U.S. BANK NATIONAL ASSOCIATION, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this August 26 day of 2022.



Notary Public
My Commission Expires:
11-2-2027

This instrument prepared by:
Jonathan Smothers, Esq.
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2022 11:30:02 AM
 \$36.00 BRITTANI
 20220829000336780

20220829000336780 08/29/2022 11:30:02 AM FCDEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name David M. King Jr. and Sharon D. King
 Mailing Address 206 Butler St.
 Columbiana, AL 35051

Grantee's Name U.S. Bank National Association
 Mailing Address 4801 Frederica Street
 Owensboro, KY 42301

Property Address 206 Butler St.
 Columbiana, AL 35051

Date of Sale 08/01/2022
 Total Purchase Price \$ 139,772.32

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 Ala Foreclosure Proceedure
☐ 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 08/29/22

Print Regina Harris

☒ Unattested

Sign Regina Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1