

SEND TAX NOTICES TO:

Ginger Bell
359 County Road 241
Clanton AL 35045

**GRANTOR: Jessica Grace Ramsey and Cody
Shawn Lewis**

GRANTEE: Ginger Bell

For Informational Purposes Only:
Property Address: 2296 Creswell Rd, Harpersville, AL 35078
Purchase Price: \$78,881.00
Sale Date: August 17, 2023

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 24, 2021, Jessica Grace Ramsey and Cody Shawn Lewis, executed a certain mortgage on the property hereinafter described to Newrez LLC which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on October 13, 2021 at Instrument Number 20211013000499030; and subsequently transferred and assigned to U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI and said assignment being recorded at Instrument Number 20220818000324590; in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, ("Transferee") 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 16, 2023, July 23, 2023, and July 30, 2023; and

WHEREAS, on August 17, 2023, 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 and properly conducted, and U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Susie Nailen was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Ginger Bell in the amount of \$78,881.00, and the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, by and through David Sigler, as attorney for said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Ginger Bell the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 572.86 feet to a point; thence turn 89 degrees 29 minutes 33 seconds to the left and run South 89 degrees 27 minutes 42 seconds West a distance of 927.76 feet to a point on the East Right-of-Way line of Shelby County Highway No. 85; thence run North 00 degrees 32 minutes 13 seconds West along said Right-of-Way line a distance of 275.13 feet to a found rebar corner and the Point of Beginning of the property being described; thence continue last described course a distance of 210.00 feet to a set rebar corner; thence run North 89 degrees 27 minutes 47 seconds East a distance of 210.00 feet to a set rebar corner; thence run South 00 degrees 32 minutes 13 seconds East a distance of 210.00 feet to a set rebar corner; thence run South 89 degrees 27 minutes 42 seconds West a distance of 210.00 to the point of beginning, containing 1.01 acres, more or less.

TO HAVE AND TO HOLD the above described property to Ginger Bell and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 29th day of August, 2023.

U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, ~~as Trustee~~, for Mid-State Trust XI

By: 
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

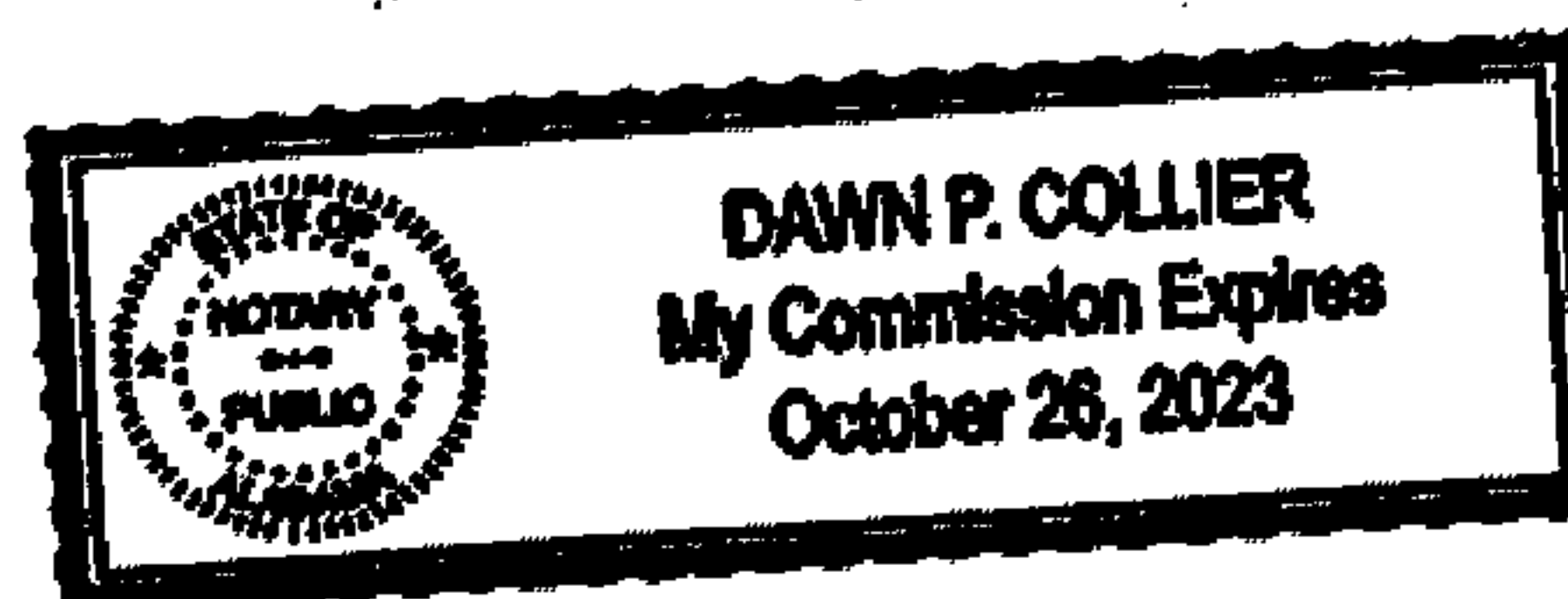
GIVEN under my hand, on this 29th day of August, 2023.


Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Darrien Jones
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E., Suite 700
Atlanta, GA 30305



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Jessica Grace Ramsey and Cody Shawn Lewis	Grantee's Name	Ginger Bell
Mailing Address	2296 Creswell Rd Harpersville, AL 35078	Mailing Address	359 County Road 241 Clanton AL 35045
Property Address	2296 Creswell Rd, Harpersville, AL 35078	Date of Sale	August 17, 2023
		Total Purchase Price	\$78,881.00
		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- Foreclosure Deed
☐ 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

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 8/29/23

Print David High

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
 09/05/2023 08:25:39 AM
 \$118.00 BRITTANI
 20230905000266680

Alvin S. Boyd

Form RT-1