

20190823000310210 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 09:59:29 AM FILED/CERT

**PREPARED BY:**

Matthew W. Penhale, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1000  
Birmingham, AL 35203.

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Please Cross Reference to: Instrument No. 2000-06183

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 24, 2000, Carol C. Rose, A Widow, Mortgagor, did execute a certain mortgage to Household Finance Corporation of Alabama, which said mortgage is recorded in Instrument No. 2000-06183, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to REO Trust 2017-RPL1, as transferee, said transfer is recorded in Instrument 20190307000072560, aforesaid records, and REO Trust 2017-RPL1, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said REO Trust 2017-RPL1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 07/24/2019, 07/31/2019, 08/07/2019; and

WHEREAS, on August 12, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:30 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and REO Trust 2017-RPL1 did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Calera, 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 REO Trust 2017-RPL1 in the amount of SIXTY-FIVE THOUSAND FOUR HUNDRED SIXTY-TWO DOLLARS AND SEVENTY-TWO CENTS (\$65,462.72) which sum the said REO Trust 2017-RPL1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said REO Trust 2017-RPL1; and

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

NOW, THEREFORE, in consideration of the premises and the credit of SIXTY-FIVE THOUSAND FOUR HUNDRED SIXTY-TWO DOLLARS AND SEVENTY-TWO CENTS (\$65,462.72), cash, on the indebtedness secured by said mortgage, the said Carol C. Rose, A Widow, acting by and through the said REO Trust 2017-RPL1 as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto REO Trust 2017-RPL1, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 13, TOWNSHIP 22 SOUTH, RANGE 2 WEST AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION AND RUN NORTH 87 DEGREES 02 MINUTES 44 SECONDS WEST 151.61 TO THE POINT OF BEGINNING, THENCE SOUTH 80 DEGREES 40 MINUTES 44

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SECONDS WEST AND RUN 29.29; THENCE SOUTH 74 DEGREES 41 MINUTES 03 SECONDS WEST AND RUN 100.48, THENCE NORTH 30 DEGREES 34 MINUTES 48 SECONDS EAST AND RUN 414.44 TO THE WESTERLY RIGHT OF WAY OF LEACH CEMETERY ROAD, THENCE SOUTH 11 DEGREES 49 MINUTES 23 SECONDS EAST ALONG SAID RIGHT OF WAY RUN 175.37, THENCE SOUTH 34 DEGREES 54 MINUTES 11 SECONDS WEST AND LEAVING SAID RIGHT OF WAY RUN 40.81; THENCE SOUTH 18 DEGREES 50 MINUTES 25 SECONDS WEST AND RUN 83.00; THENCE SOUTH 32 DEGREES 22 MINUTES 51 SECONDS WEST AND RUN 39.94; THENCE SOUTH 80 DEGREES 40 MINUTES 44 SECONDS WEST AND RUN 50.08 TO THE POINT OF BEGINNING CONTAINING 0.81 ACRES MORE OR LESS  
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

TAX MAP OR PARCEL ID NO : 28-6-13-0-000-003

TO HAVE AND TO HOLD the above described property unto REO Trust 2017-RPL1, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Carol C. Rose, A Widow, Mortgagor(s) by the said REO Trust 2017-RPL1 have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 19 day of August, 2019.

Carol C. Rose, Mortgagor(s)

REO Trust 2017-RPL1, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 19 day of August, 2019.

Kimberly Vandyke  
NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:

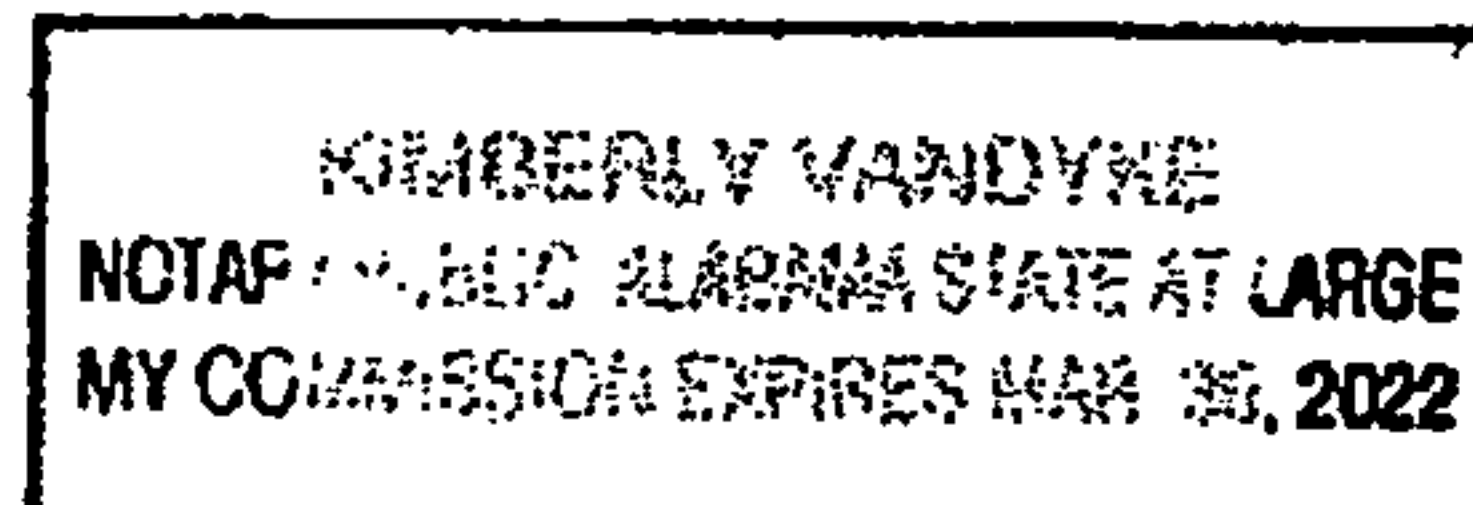
ATTN:

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*

<b>Grantor's Name</b>	<u>Carol C. Rose</u>	<b>Grantee's Name</b>	<u>REO Trust 2017-RPLI</u>
<b>Mailing Address</b>	671 Leach Cemetery Rd Calera, AL 35040	<b>Mailing Address</b>	15480 Laguna Canyon Rd, Ste 100 Irvine, CA 92618

Property Address	671 Leach Cemetery Rd Calera, AL 35040	Date of Sale	August 12, 2019
		Total Purchase price	\$65,462.72
		or	
		Actual Value	
		or	
		Assessed 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	x	Other FC 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 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 8/13/19

Print    Cory Clark

Unaltered

## Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**Filed and Recorded**

Alabama, County



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File No.: 9128319

Allen S. Bayl