

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) William F. Gothard and Mary Jo Gothard, husband and wife
COUNTY OF SHELBY) J/T/R/S

KNOW ALL MEN BY THESE PRESENTS: That William F. Gothard and Mary Jo Gothard, husband and wife J/T/R/S did to-wit, October 5, 2007, execute a mortgage to Household Finance Corporation of Alabama, which mortgage is recorded in Instrument # 20071016000479200 on October 16, 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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 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 July 19, 2020, July 26, 2020 and August 2, 2020; and

WHEREAS, on August 20, 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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 acting by and through TJ Wright, 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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2, in the amount of \$105,120.00 which sum the said U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2.

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 \$105,120.00, cash, the said William F. Gothard and Mary Jo Gothard, husband and wife J/T/R/S, acting pursuant to the authority granted under the said mortgage to U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2, 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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2, the following described real estate situated in SHELBY County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

BEGIN AT A POINT 333.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 3 WEST AT AN IRON STAKE ON NORTH SIDE OF SMOKEY ROAD AND RUN EASTWARD ALONG SAID ROAD 240.0 FEET TO A POINT OF BEGINNING OF PARCEL OF LAND HEREIN CONVEYED, AND RUN NORTH 420.0 FEET; THENCE EAST 210 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 420 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF SMOKEY ROAD; THENCE WEST ALONG SAID ROAD 210.0 FEET TO POINT OF BEGINNING, AND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA, AS RECORDED IN DEED BOOK 183, PAGE 217 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

ALSO BEGINNING 1050 FEET FROM WEST LINE OF SMOKEY ROAD OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 21, RANGE 3 WEST, RUNNING EAST ALONG SAID SMOKEY ROAD 210 FEET; THENCE NORTH 420 FEET THENCE WEST 210 FEET, THENCE SOUTH 420 FEET TO POINT OF BEGINNING ON SMOKEY ROAD, AS RECORDED IN DEED BOOK 128 , PAGE 243 IN THE PROBATE OFFICE, OF SHELBY COUNTY,

ALABAMA.

LESS AND EXCEPT : COMMENCE AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, RUN A DISTANCE OF 327.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 125 DEGREES 45 MINUTES TO THE RIGHT AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 207.83 FEET; THENCE TURN AN ANGLE OF 00 DEGREES 53 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 4.58 FEET; THENCE TURN AN ANGLE OF 81 DEGREES 37 MINUTES TO THE LEFT ALONG THE WESTERLY BOUNDARY LINE OF THE JIM M. LAWLEY PROPERTY FOR A DISTANCE OF 396.52 FEET; THENCE TURN AN ANGLE OF 29 DEGREES 42 MINUTES TO THE RIGHT FOR A DISTANCE OF 144.0 FEET; THENCE TURN AN ANGLE OF 06 DEGREES 56 MINUTES TO THE LEFT FOR A DISTANCE OF 207.63 FEET; TO THE NORTHWEST CORNER OF THE ARLIN C. ISBELL AND WIFE, PAULINE ISBELL PROPERTY WHICH IS THE POINT OF BEGINNING OF THE LAND HERE IN DESCRIBED; THENCE TURN AN ANGLE OF 124 DEGREES 27 MINUTES TO THE RIGHT ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 210.84 FEET TO A POINT CONSTITUTING THE NORTHWEST CORNER OF THE LOT HERETOFORE CONVEYED GRANTEE HEREIN BY GUARANTY SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN DEED BOOK 240, PAGE 7EB, HEREIN AFTER CALLED ALKINS LOT; THENCE TURN AN ANGLE OF 117 DEGREES 35 MINUTES LEFT AND RUN THENCE NORTHEASTERLY ALONG THE NORTH BOUNDARY OF SAID ALKINS LOT 100 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES RIGHT AND RUN SOUTHERLY ALONG EAST BOUNDARY OF SAID ALKINS LOT 200 FEET TO POINT ON NORTH BOUNDARY OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES LEFT AND RUN NORTHEASTERLY ALONG SAID ROAD 34 FEET TO A POINT; THENCE TURN AN ANGLE OF 62 DEGREES 24 MINUTES LEFT AND RUN NORTHERLY PARALLEL WITH SAID ALKINS LOT 410.84 FEET TO POINT ON NORTH BOUNDARY OF THE A.C. ISBELL AND PAULINE ISBELL PROPERTY WHICH POINT IS 134 FEET FROM BEGINNING POINT MEASURED ALONG NORTH BOUNDARY OF SAID ISBELL PROPERTY; THENCE RUN WESTERLY ALONG NORTH BOUNDARY OF SAID ISBELL PROPERTY 134 FEET FROM BEGINNING, AS RECORDED IN DEED BOOK 242, PAGE 56, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND IN A NORTHERLY DIRECTION OF 327.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 125 DEGREES 45 MINUTES TO THE RIGHT ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 207.83 FEET; THENCE TURN AN ANGLE OF 00 DEGREES 53 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 4.58 FEET; THENCE TURN AN ANGLE OF 81 DEGREES 37 MINUTES TO THE LEFT ALONG THE WESTERLY BOUNDARY LINE OF THE JIM M. LAWLEY PROPERTY FOR A DISTANCE OF 396.52 FEET; THENCE TURN AN ANGLE OF 29 DEGREES 42 MINUTES TO THE RIGHT FOR A DISTANCE OF 144.0 FEET; THENCE TURN AN ANGLE OF 06 DEGREES 56 MINUTES TO THE LEFT FOR A DISTANCE OF 207.63 FEET TO THE NORTHWEST CORNER OF THE ARLIN C. ISBELL AND WIFE, PAULINE ISBELL PROPERTY; THENCE TURN AN ANGLE OF 124 DEGREES 27 MINUTES TO THE RIGHT ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 210.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME SAID COURSE FOR A DISTANCE OF 200.0 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 62 DEGREES 24 MINUTES TO THE LEFT AND PARALLEL TO THE WEST LINE OF THE ABOVE SAID ISBELL PROPERTY FOR A DISTANCE OF 200.0 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES TO THE LEFT AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA . SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY.

MAP OR PARCEL ID NO . : 23-6-14-3- 001-01 6 .001

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 indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2, 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 August 24, 2020.

William F. Gothard and Mary Jo Gothard, husband and wife J/T/R/S
Mortgagors

By U.S. Bank National Association, as indenture trustee, for the
CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2
Mortgagee or Transferee of Mortgagee

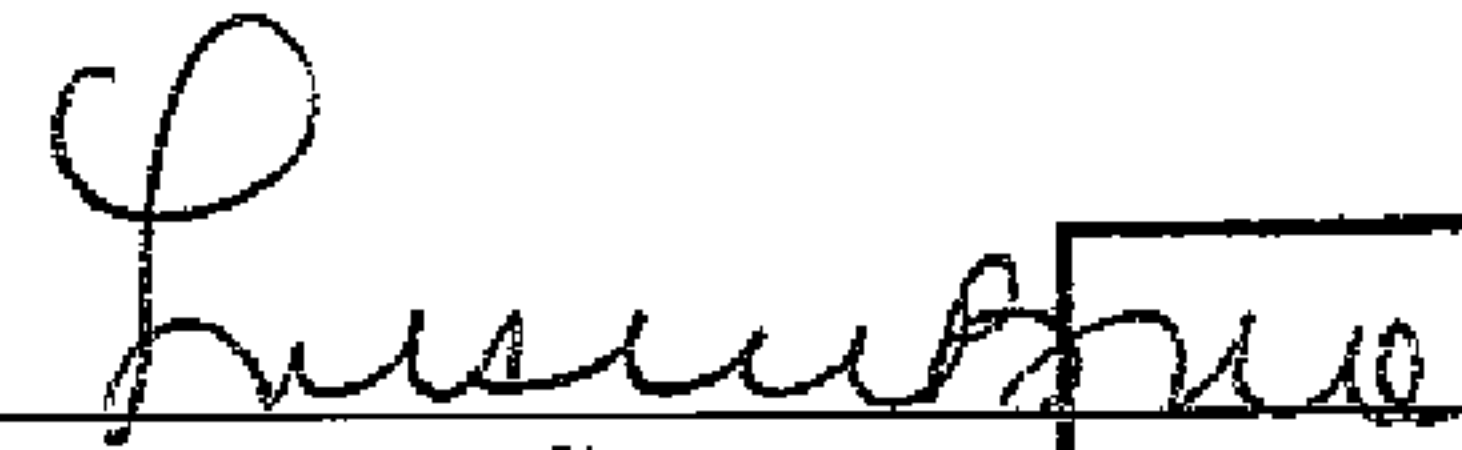
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

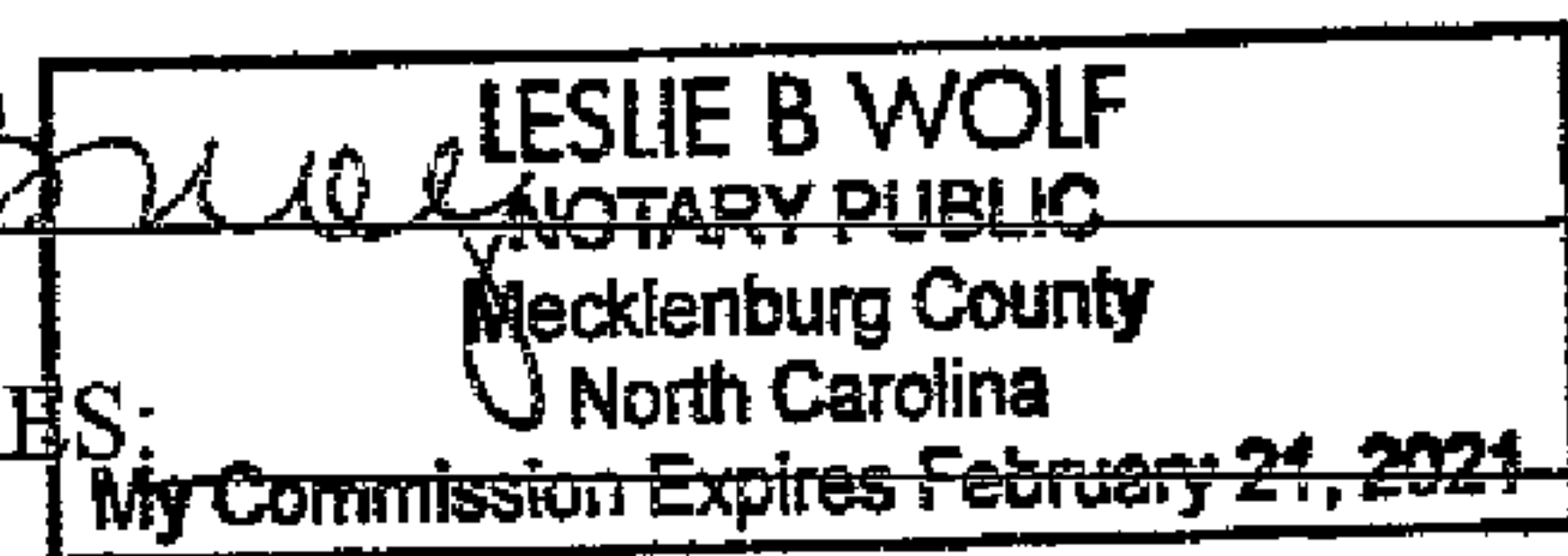
By: 
Name: Andrew Vining

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 August 24, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES:



Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-017241

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

Real Estate Sales Validation Form

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

Grantor's Name William F. Gothard and Mary Jo Gothard, husband and wife J/T/R/S Grantee's Name U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2
Mailing Address Mailing Address 3217 S. Decker Lake Dr. Salt Lake City, UT 84119

Property Address 235 Smokey Rd Alabaster, AL 35007 Date of Sale August 20, 2020
Total Purchase Price \$105,120.00
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 8/24/2020

Unattested

Danah Carey

(verified by)

Print

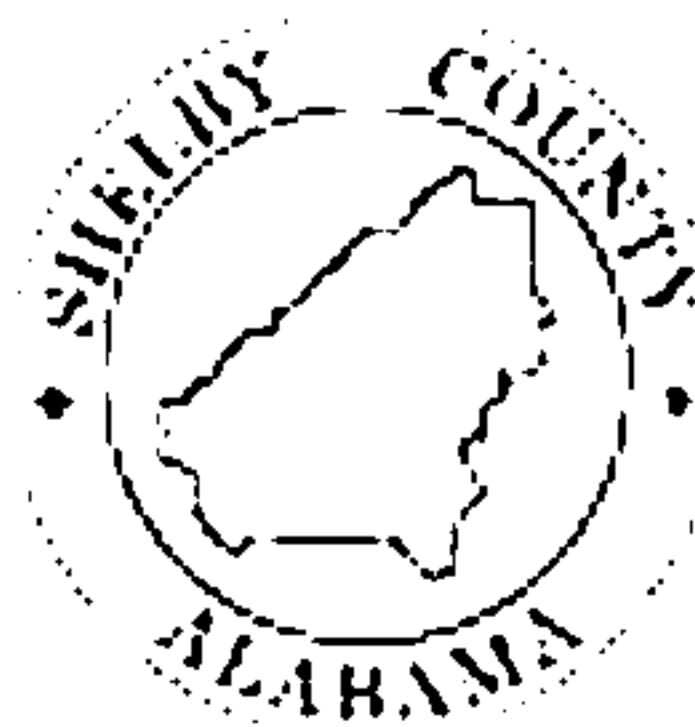
Andrew Waring

Sign

[Signature]

(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
08/25/2020 12:15:25 PM
\$34.00 CHERRY
20200825000370950

Alex S. Bayl