

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 1997-08790

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 20, 1997, **Penny E. Kenyon, Mortgagor**, did execute a certain mortgage to **First Family Financial Services, Inc.**, which said mortgage is recorded in Instrument No. 1997-08790, 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 **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2**, as transferee, said transfer is recorded in Instrument 20200422000157460, aforesaid records, and U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2, is now the holder and owner of said mortgage and debt; and

WHEREAS, said mortgage and the debt there by secured do not constitute a "federally backed mortgage loan" as defined by Section 4022(a)(2) of the Coronavirus Aid, Relief, and Economic Security Act. Said mortgage is not insured or guaranteed by the Federal Housing Administration, Department of Veterans Affairs, Department of Agriculture, Federal Home Loan Mortgage Corporation, or Federal National Mortgage Association.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 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 08/30/2020,09/06/2020,09/13/2020; and

WHEREAS, on September 28, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:29 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 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 Leeds, 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 Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 in the amount of **THIRTY-TWO THOUSAND THREE HUNDRED TWENTY-TWO DOLLARS AND SEVENTY-NINE CENTS (\$32,322.79)** which sum the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2; 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 THIRTY-TWO THOUSAND THREE

HUNDRED TWENTY-TWO DOLLARS AND SEVENTY-NINE CENTS (\$32,322.79), cash, on the indebtedness secured by said mortgage, the said Penny E. Kenyon, acting by and through the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 as transferee, by CORY CLARK, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 716.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND AN OLD FENCE CORNER OF SAID SECTION LINE AND ACCEPTED TO BE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION AND IN A WESTERLY DIRECTION RUN A DISTANCE OF 444.20 FEET TO THE POINT IN THE CENTER LINE OF SHELBY COUNTY HIGHWAY #101; THENCE TURN AN INTERIOR ANGLE OF 47 DEGREES 31 MINUTES 00 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 145.67 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 157 DEGREES 12 MINUTES 00 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG THE CENTER LINE OF SAID HIGHWAY A DISTANCE OF 83.20 FEET; THENCE TURN AN INTERIOR ANGLE OF 164 DEGREES 40 MINUTES 40 SECONDS AND RUN TO THE RIGHT AND IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 70.44 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 192 DEGREES 04 MINUTES 27 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 87.51 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 201 DEGREES 36 MINUTES 04 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 50.32 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 190 DEGREES 41 MINUTES 44 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 42.00 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 168 DEGREES 46 MINUTES 21 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 52.47 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 51 DEGREES 12 MINUTES 56 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION AND DEPARTING FROM SAID CENTER LINE AND RUNNING ALONG A NEWLY CONSTRUCTED FENCE THAT IS THE AGREED UPON PROPERTY LINE OF THE ADJOINING PROPERTY OWNERS A DISTANCE OF 290.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; CONTAINING 1.50 ACRES, MORE OR LESS.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 716.50 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL AND AN OLD FENCE CORNER ON SAID SECTION LINE AND ACCEPTED TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE 2 DEGREES 27 MINUTES RIGHT AND RUN NORTHWESTERLY ALONG A FENCE FOR 150.17 FEET; THENCE 86 DEGREES 16 MINUTES 30 SECONDS RIGHT AND RUN NORTHERLY FOR 139.65 FEET; THENCE 39 DEGREES 09 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE TANGENT OF SHELBY COUNTY HIGHWAY 101 FOR 37.51 FEET TO POINT OF INTERSECTION OF SAID ROAD; THENCE CONTINUE NORTHEASTERLY ALONG THE CENTERLINE TANGENT OF SAID ROAD FOR 166.59 FEET; THENCE 136 DEGREES 53 MINUTES 20 SECONDS RIGHT AND RUN SOUTHERLY FOR 21.50 FEET TO A FENCE POST; THENCE CONTINUE SOUTHERLY ALONG A FENCE LINE FOR 287.00 FEET TO THE PAINT OF BEGINNING.

ADDRESS: 165 HGHWY 478. TAX MAP OR PARCEL ID NO.: 1-9-32-0-0-24.001.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2, 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, Penny E. Kenyon, Mortgagor(s) by the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 have caused this instrument to be executed by CORY CLARK, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said CORY CLARK, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 14 day of OCTOBER, 2020.

Penny E. Kenyon, Mortgagor(s)

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2, 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 CORY CLARK, 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 14th day of OCTOBER, 2020.

Stephanie D. Floyd
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			
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>			
Grantor's Name	Penny E. Kenyon	Grantee's Name	U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2
Mailing Address	165 Hwy 478 Leeds, AL 35094	Mailing Address	15480 Laguna Canyon Road Suite 100 Irvine, CA 92618
Property Address	165 Hwy 478 Leeds, AL 35094	Date of Sale	September 28, 2020
		Total Purchase price	\$32,322.79
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

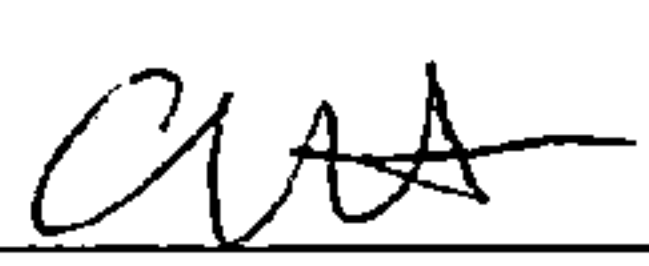

Date of Sale - the date on which interest to the property was conveyed.

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	10/14/2020	Print	CORY CLARK
✓ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 9256920



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2020 10:14:06 AM
\$35.00 CHERRY
20201020000475840

