

SEND TAX NOTICE TO:
Fay Servicing, LLC
425 S. Financial Place, Suite 2000
Chicago, IL 60605

20201202000549870
12/02/2020 11:30:06 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of December, 2005, William Ray Henry, an unmarried man, executed that certain mortgage on real property hereinafter described to First Horizon Home Loan Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051229000668280, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X, by instrument recorded in Instrument Number 20191125000438570, 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, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X did declare all of the indebtedness secured by said mortgage, subject to foreclosure



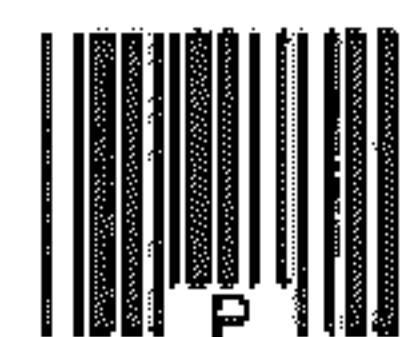
as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 11, 2019, December 18, 2019, and December 25, 2019; and

WHEREAS, on November 16, 2020, 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, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X 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 Trust National Association, not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-NPL2 was the highest bidder and best bidder in the amount of Eighty Thousand Eight Hundred Sixty-Seven And 99/100 Dollars (\$80,867.99) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-NPL2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, thence run West along section line 663.22 feet; thence turning an angle of 88 degrees 24 minutes and run North 497.42 feet to the point of beginning of the property herein described; thence run East 306.30 feet to a point on the west right of way line of a road; thence North along the west line of said road a distance of 140 feet to the point of intersection of another unnamed street; thence run West along the south line of said street a distance of 306.30 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run South a distance of 140 feet to the point of beginning.

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 of New Residential Mortgage Loan Trust 2020-NPL2 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee, and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 17th day of November, 2020.

U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X

By: Tiffany & Bosco, P.A.
Its: Attorney

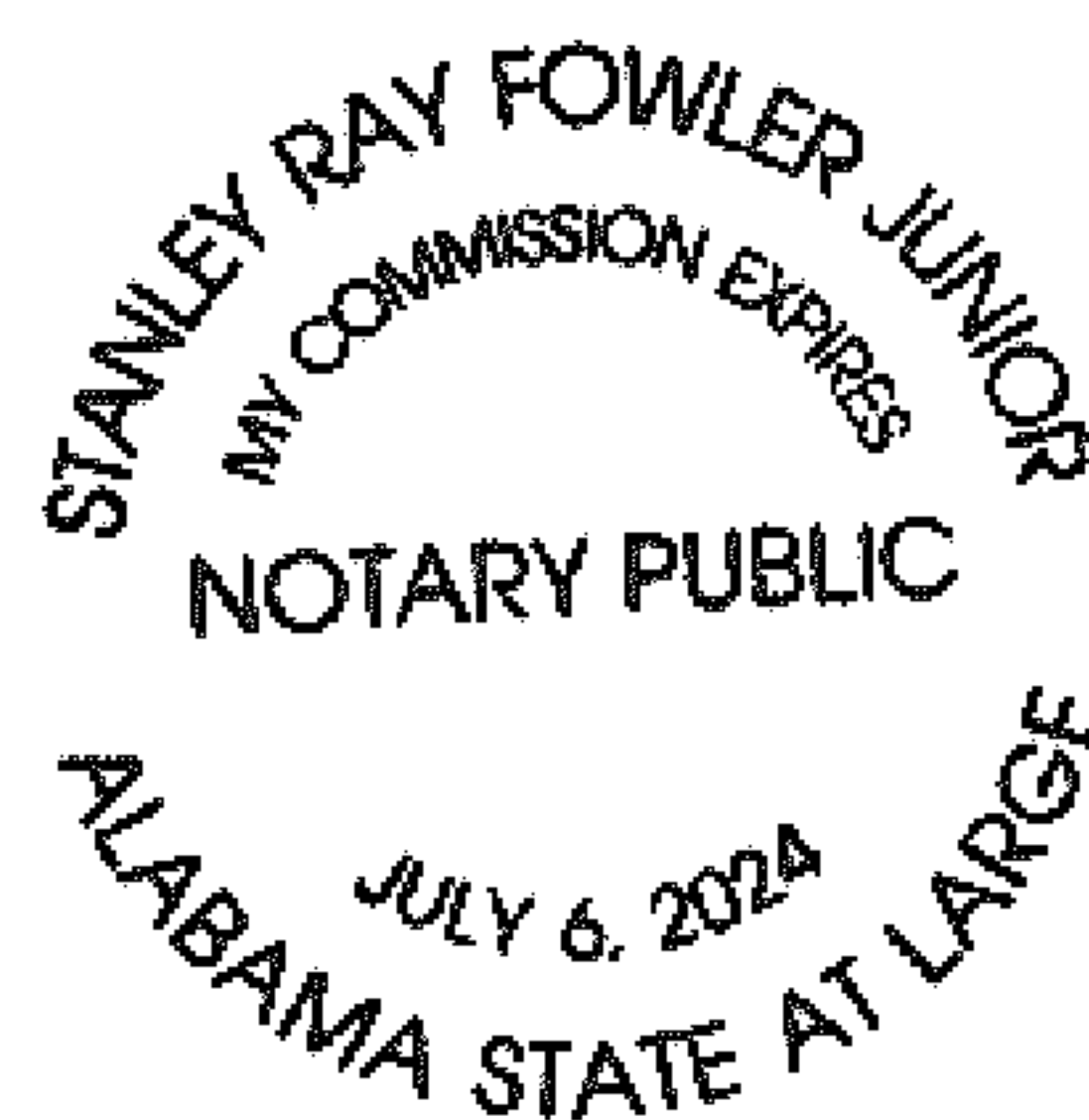
By: [Signature]
Elizabeth Loeftgren, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loeftgren, whose name as attorney of Tiffany & Bosco, P.A., a professional corporation, acting in its capacity as attorney for U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

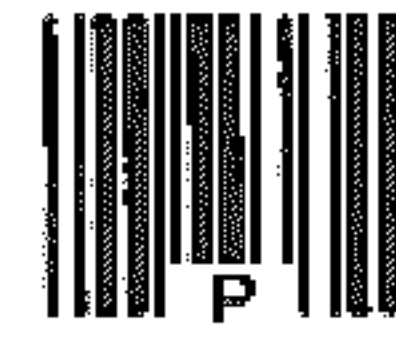
Given under my hand and official seal on this 17 day of November, 2020.



[Signature]
Notary Public

My Commission Expires: July 6, 2024

This instrument prepared by:
Elizabeth Loeftgren
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205



Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association,
not in its individual capacity but
solely as Trustee NRZ PASS-
THROUGH TRUST X
c/o Fay Servicing, LLC

Grantee's Name U.S. Bank Trust National
Association, not in its individual
capacity but solely as Owner
Trustee of New Residential
Mortgage Loan Trust 2020-NPL2
c/o Fay Servicing, LLC

Mailing Address 425 S. Financial Place, Suite
2000
Chicago, IL 60605

Mailing Address 425 S. Financial Place, Suite
2000
Chicago, IL 60605

Property Address 107 Tall Timber Rd
Alabaster, AL 35007

Date of Sale 11/16/2020

Total Purchase Price \$80,867.99

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 Bid Price

☐ 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.

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 11/16/2020

Print Tiffany Sides

☐ Unattested

Sign Tiffany Sides

(verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2020 11:30:06 AM
 \$35.00 CHARITY
 20201202000549870

Allen S. Bayl