

SEND TAX NOTICE TO:  
Wilmington Trust, National Association, not in  
its individual capacity, but solely as trustee for  
MFRA Trust 2015-1  
321 Research Parkway, LLC Suite 303  
Meriden, CT 06450  
TB File No.: 21-02788

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 23, 2006, Oscar Carl Shanks, and his wife, Tammy F. Shanks, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, which said mortgage was recorded in Instrument No. 20060614000283310 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 by instrument recorded in Instrument Number 20190903000324960 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 Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for

MFRA Trust 2015-1 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 May 16, 2021, May 23, 2021 and May 30, 2021; and

WHEREAS, on June 18, 2021, 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 Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 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, Omaha Property Manager, LLC was the highest bidder and best bidder in the amount of One Hundred Forty-Seven Thousand Six Hundred And 00/100 Dollars (\$147,600.00) on the indebtedness secured by said mortgage, the said Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Omaha Property Manager, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 39A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Omaha Property Manager, LLC, 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, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, 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 22nd day of June, 2021.

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

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

By: [Signature]  
Stephen Collins, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Collins, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, 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 association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 22 day of June, 2021

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



[Signature]  
Notary Public  
My Commission Expires: July 6, 2024

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

Grantor's Name	Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1	Grantee's Name	Omaha Property Manager, LLC
Mailing Address	321 Research Parkway, LLC Suite 303 Meriden, CT 06450	Mailing Address	321 Research Parkway, LLC Suite 303 Meriden, CT 06450
Property Address	<u>9439 Brook Forest Cir.</u> <u>Helena, AL 35080</u>	Date of Sale	<u>June 18, 2021</u>
		Total Purchase Price	<u>\$147,600.00</u>
		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 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 06/21/2021

Print Corby Johnson

☐ 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  
 06/23/2021 12:21:21 PM  
 \$184.00 JOANN  
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*Allen S. Bayl*