

20220615000239690  
06/15/2022 09:37:08 AM  
QCDEED 1/4

Commitment Number: 220336566  
Seller's Loan Number: 7600048041

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**27-5-22-0-001-016.000**

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### **QUITCLAIM DEED**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**, whose mailing address is **15480 LAGUNA CANYON RD #100., IRVINE, CA 92618**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**, hereinafter grantee, whose tax mailing address is **10808 S. River Front Parkway, Suite 200, South Jordan, UT 84095**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The following described real property, situated in Shelby County, Alabama, to-wit: LOT 1, IN BLOCK 1, ACCORDING TO THE SURVEY OF HIDDEN VALLEY ESTATES, AS RECORDED IN MAP BOOK 6, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS -OF -WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED FROM U.S. BANK NATIONAL**

**ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT BY MCCALLA RAYMER LEIBERT PIERCE, LLC, ATTORNEY AT LAW TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT DATED 04/19/2022 AND RECORDED 04/19/2022 IN DEED INST # 20220419000160780 OF SHELBY COUNTY RECORDS.**

**PARCEL ID: 27-5-22-0-001-016.000**

**Property Address is: 130 HIDDEN VALLEY DR., Montevallo, AL 35115**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 8, 2022 :

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES  
2016-CTT, by Rushmore Loan Management Services LLC, its Appointed  
Attorney In Fact**

By: 

Name: Alexander Peters

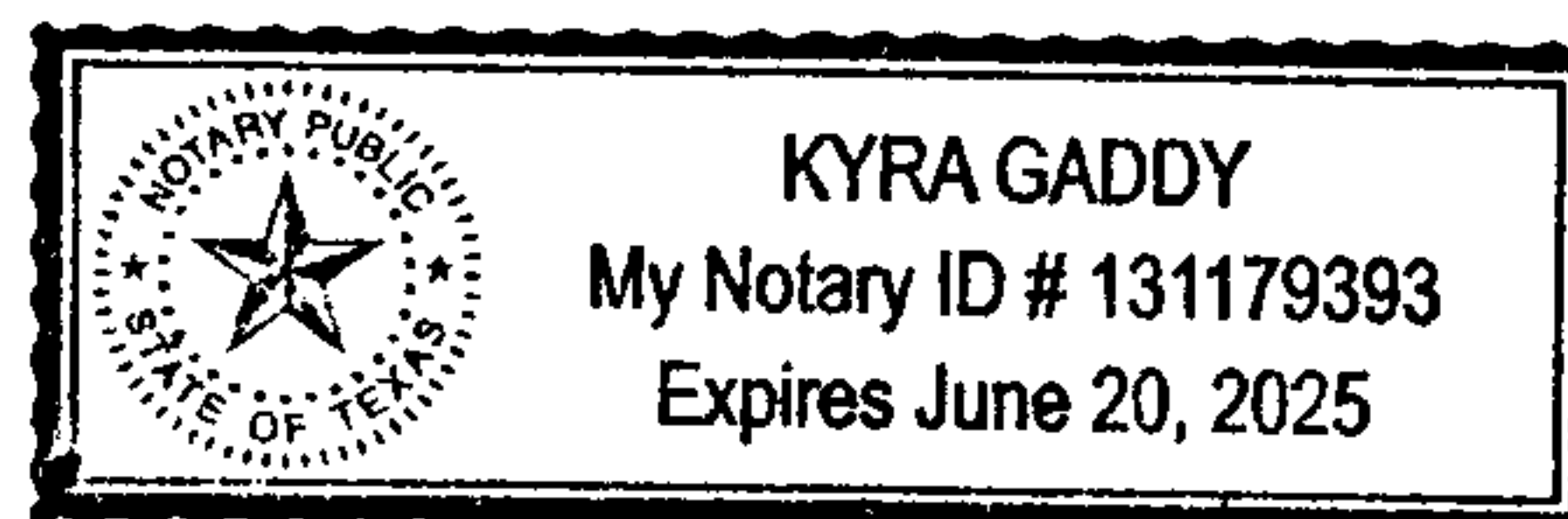
Its: Assistant Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Alexander Peters its Assistant Vice President, on behalf of the Grantor **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, by Rushmore Loan Management Services LLC, its Appointed Attorney In Fact** 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 the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 8th day of June, 2022

  
Notary Public





**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 FOR THE  
RMAC TRUST, SERIES 2016-  
CTT

Mailing Address 15480 LAGUNA CANYON RD  
#100., IRVINE, CA 92618

Property Address 130 HIDDEN VALLEY DR.,  
Montevallo, AL 35115

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/15/2022 09:37:08 AM  
\$230.50 JOANN  
20220615000239690



Grantee's Name U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER  
TRUSTEE FOR RCF 2  
ACQUISITION TRUST

Mailing Address 10808 S. River Front Parkway,  
Suite 200, South Jordan, UT  
84095

Date of Sale June 8, 2022  
Total Purchase Price 0.00

or  
Actual Value \$  
or  
Assessor's Market Value \$ 199,400.00

The purchase price or actual value Allen S. Byrd in this form can be verified in the following documentary  
evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other ☐ Quit Claim Deed

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 June 8, 2022

Print Alexander Peters / Assistant Vice President  
By Rushmore Loan Management Services, LLC as attorney in fact

Unattested  
witness

Kyra Gaddy (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1