

This instrument prepared by:
Mark A. Baker, Esq
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

WHEREAS, on May 17, 2007, Joel Ellison and Elizabeth Ellison, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Jefferson Mortgage & Investment, Inc, Mortgagee, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20070605000261240 thereafter said mortgage having subsequently been transferred and assigned to U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust as Instrument No. 20211220000598830, 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 the 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 Transferee 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 on March 27, 2022, April 3, 2022 and April 10, 2022.

WHEREAS, on April 21, 2022 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 Trust National Association, as Trustee of the Igloo Series IV Trust, by and through its auctioneer did offer for sale and sell at public outcry in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust was the highest bidder and best bidder in the amount of Fifty-Five Thousand Four Hundred Fifty-Seven And 20/100 (\$55,457.20), and the said Transferee, by and through Mark A. Baker, as attorney for Transferee, does hereby convey unto U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust, all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SE corner of the NE 1/4 of the SW 1/4, Section 13, Township 21 South, Range 2 West; thence westerly along said 1/4-1/4 line 881.1 feet; thence right 92 degrees 11 minutes 14 seconds and run 37.76 feet to the point of beginning; thence continue along last described course 239.7 feet; thence right 87 degrees 37 minutes 46 seconds and run 74.11 feet; thence right 95 degrees 03 minutes and run 205.35 feet to the north right of way of the county dirt road; thence right 57 degrees 51 minutes 12 seconds and run along said dirt road 75.0 feet to the point of beginning. Situated, lying and being in Shelby County, Alabama.

Address: 77 Wildwood Chappel Rd, Columbiana, AL 35051
Tax Map or Parcel ID No.: 22 6 13 0 000 013.001

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust, its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust, has caused this instrument to be executed by and through Mark A. Baker, attorney for said Transferee, and the said Mark A. Baker as attorney for Transferee has hereto set his hand and seal on this the 27th day of May, 2022.

U.S. Bank Trust National Association, as
Trustee of the Igloo Series IV Trust

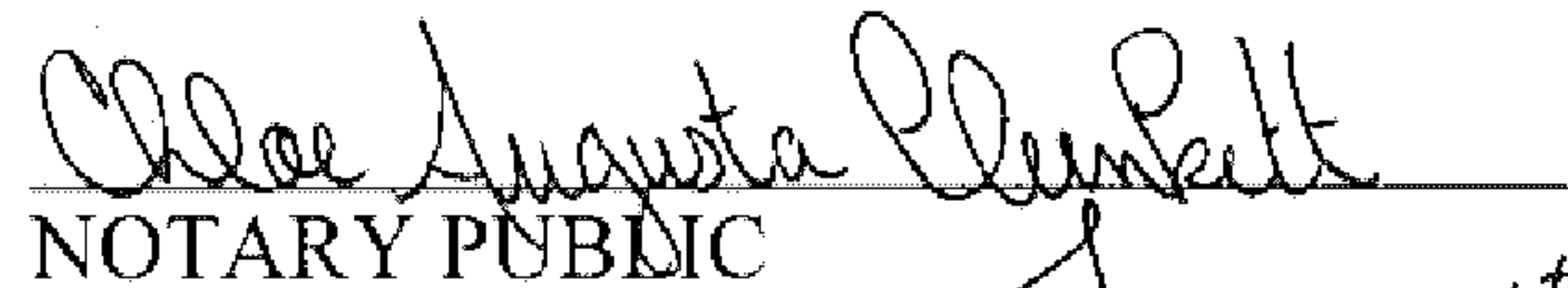


Mark A. Baker – Attorney for Transferee

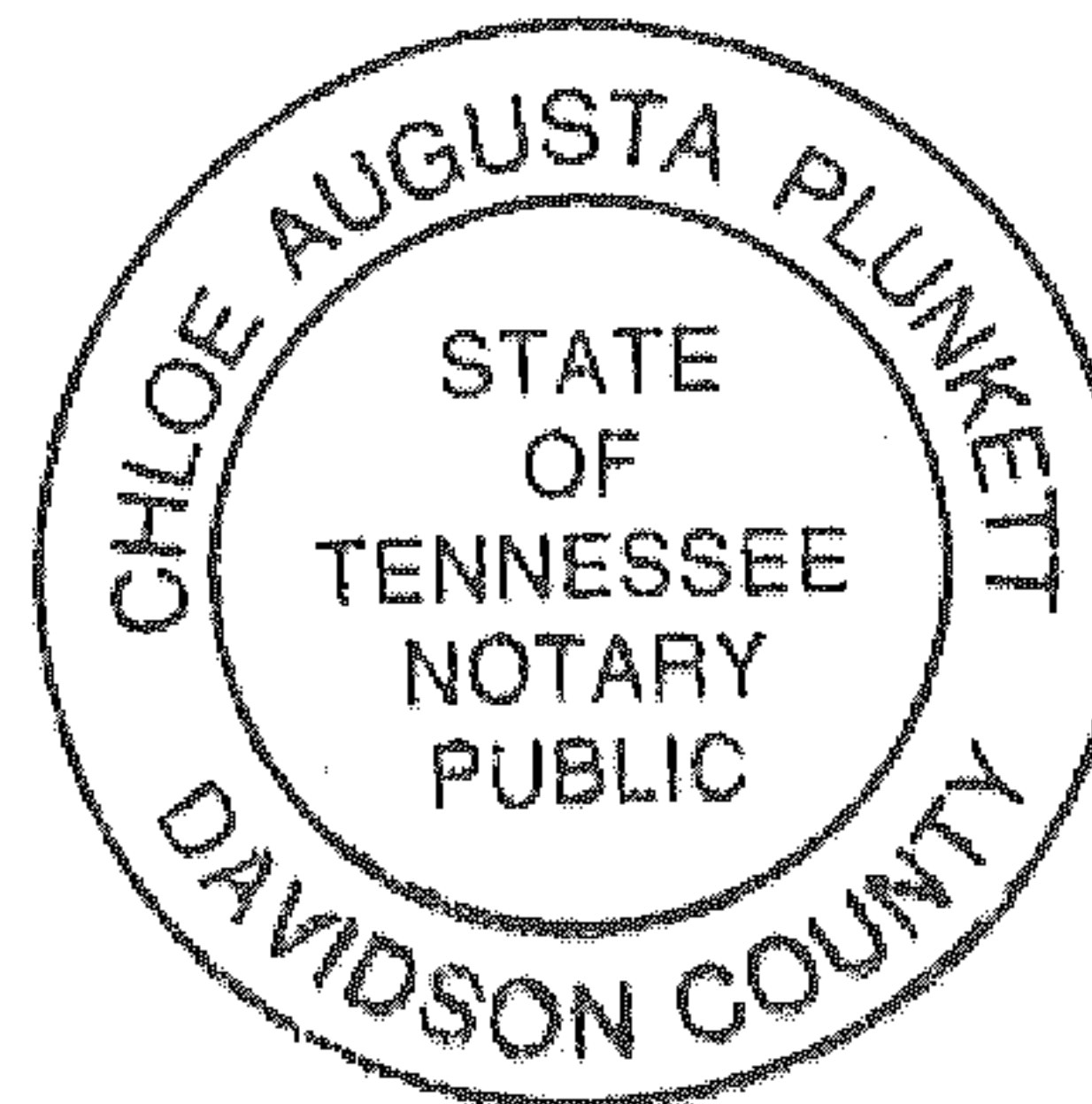
STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark A. Baker, acting in its capacity as attorney for U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust, 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/she as such attorney and with full authority, executed the same voluntarily in his capacity as attorney for said Transferee.

Given under my hand and seal of office this 27th day of May, 2022.


NOTARY PUBLIC

My Commission Expires: January 11th, 2026



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

Grantor's Name	Joel Ellison and Elizabeth Ellison	Grantee's Name	U.S. Bank Trust National Association, as
Mailing Address	77 Wildwood Chappel Rd aka	Mailing Address	Trustee of the Igloo Series IV Trust
	77 Wildwood Chapel Rd		323 Fifth Street
	Columbiana, AL 35051		Eureka CA95501

Property Address	77 Wildwood Chappel Road	Date of Sale	04/21/2022
	77 Wildwood Chapel Road	Total Purchase Price \$	55,457.20
	Columbiana, AL 35051		



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2022 03:22:42 PM
 \$36.00 JOANN
 20220616000243000

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure 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 6-16-2022

Print

Sign

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1