

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 February 5, 2018, Rufus Charles Murray Jr., ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Southwest Funding, LP, Mortgagee, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20180206000039400 thereafter said mortgage having subsequently been transferred and assigned to U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V as Instrument No. 20220503000179590, 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,

20220721000286680 07/21/2022 10:40:02 AM FCDEEDS 2/4  
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 June 5, 2022, June 12, 2022, and June 19, 2022.

WHEREAS, on June 30, 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 National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V, 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 National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V was the highest bidder and best bidder in the amount of One Hundred Sixty-Six Thousand Nine Hundred Forty-Three And 29/100 (\$166,943.29), and the said Transferee, by and through Mark A. Baker, as attorney for Transferee, does hereby convey unto U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V, all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 159, according to the Amended Map of Old Ivy Subdivision, Phase 1, as recorded in Map Book 36, page 5A and 5B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

**Address: 449 Marsh Circle, Calera, AL 35040**  
**Tax Map or Parcel ID No.: 28 6 23 0 000 011.071**

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V, 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.

20220721000286680 07/21/2022 10:40:02 AM FCDEEDS 3/4

IN WITNESS WHEREOF, U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V, 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 14<sup>th</sup> day of July, 2022.

U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V

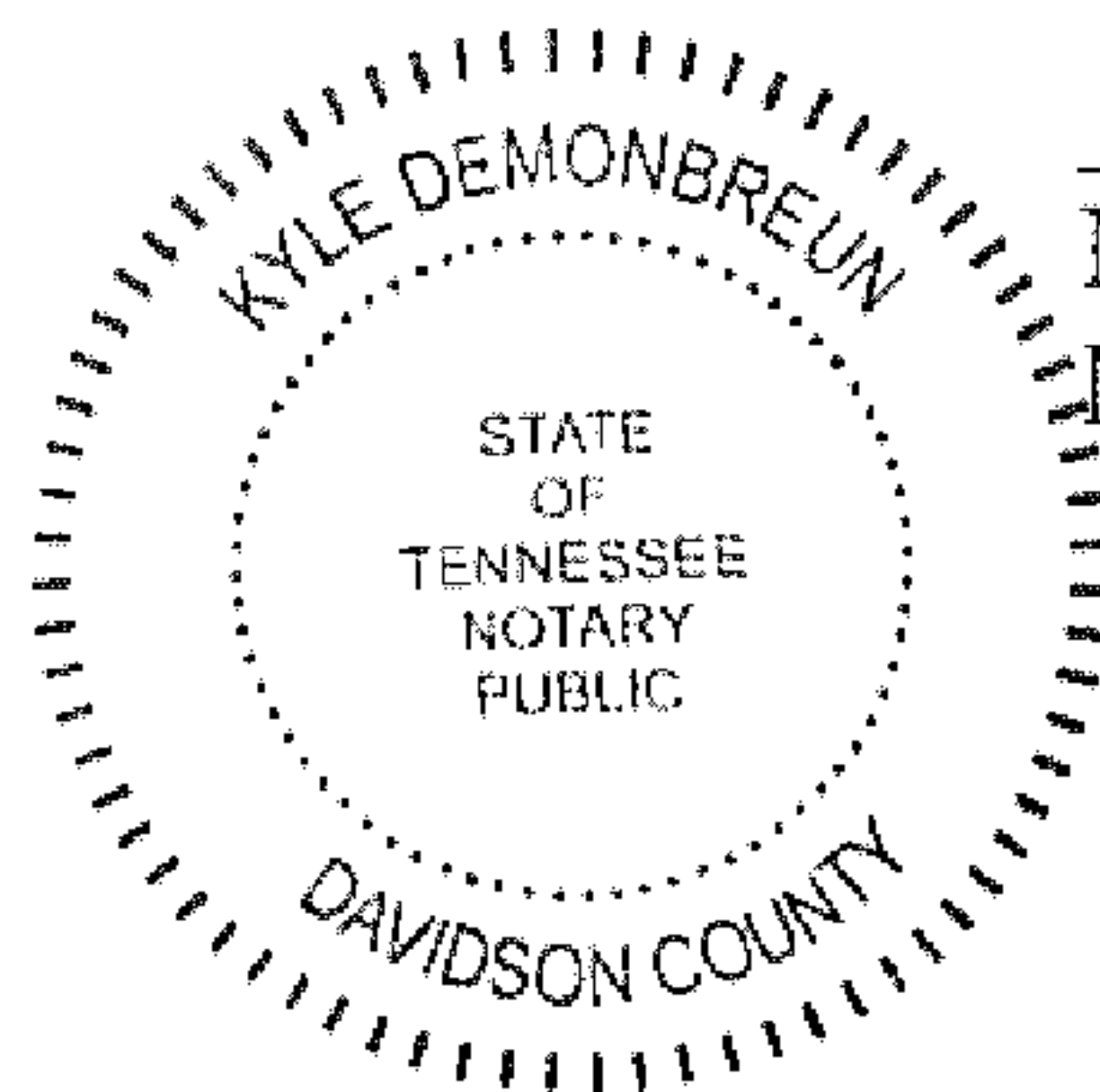


Mark A. Baker – Attorney for Transferee

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 National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V, 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 14 day of July, 2022.



NOTARY PUBLIC

My Commission Expires: November 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 Rufus Murray Jr.  
 Mailing Address 449 Marsh Circle  
 Calera AL 35040

Grantee's Name U.S. Bank National Association not in its individual  
 Mailing Address capacity but solely as Legal Title Trustee for  
 RMTP Trust, Series 2021 BKM-TT-V  
 15480 Laguna Canyon RD, Suite 100 Irvine CA 92618

Property Address 449 Marsh Circle  
 Calera AL 35040

Date of Sale 6/30/2022

Total Purchase Price \$ 166943.29



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/21/2022 10:40:02 AM  
 \$36.00 JOANN  
 20220721000286680

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed is verified by 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 Sale☐ 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 7-21-2022Print Sheretha M. EdwardsSign Sheretha M. Edwards☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form****Form RT-1**