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09/29/2022 01:46:07 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
U.S. Bank Trust National Association, not in
its individual capacity but solely as owner
trustee for RCF 2 Acquisition Trust c/o U.S.
Bank Trust National Association
3501 Olympus Boulevard 5th Floor, Suite 500
Dallas, TX 75019
TB File No.: 22-04025

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, August 5, 2004, Ted Odom, an unmarried man, 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 Number 20040811000450260; with modification agreement recorded January 10, 2018 in Instrument No. 20180110000009890 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association by instrument recorded in Instrument Number 20220715000279320 in the aforesaid Probate Office (hereafter "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 Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association 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 August 14, 2022, August 21, 2022 and August 28, 2022; and

WHEREAS, on September 20, 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, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association 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 for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association was the highest bidder and best bidder in the amount of Three Hundred Thirty-Three Thousand Three Hundred Thirty-One And 97/100 Dollars (\$333,331.97) on the indebtedness secured by said mortgage, the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 1338, according to the Survey of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 for RCF 2 Acquisition Trust c/o U.S.

Bank Trust National Association, 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 Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, 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 29th day of

September, 2022

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

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

By: [Signature]
Ginny Rutledge, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

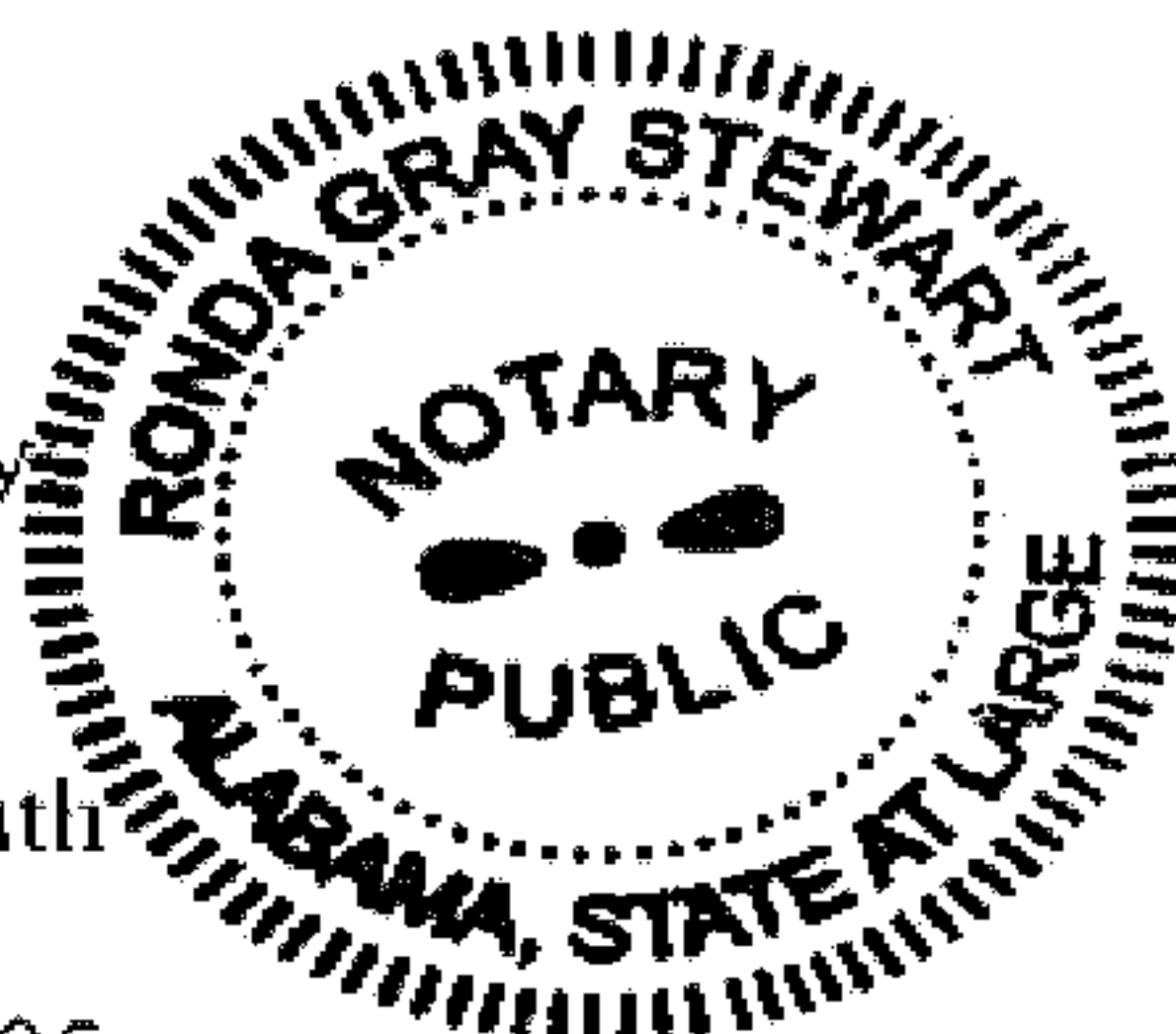
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, 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 29th day of September, 2022

[Signature]
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES 03/28/2023

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



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

Grantor's Name	U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association	Grantee's Name	U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association
Mailing Address	3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019	Mailing Address	3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019
Property Address	<u>133 Windsor Ln. Pelham, AL 35124</u>	Date of Sale	<u>September 20, 2022</u>
		Total Purchase Price	<u>\$333,331.97</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 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 09/26/2022

Print Carey 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
 09/29/2022 01:46:07 PM
 \$37.00 JOANN
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Alli S. Beal