

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) Kaia Lacey and Tasha Brown, both unmarried persons

KNOW ALL MEN BY THESE PRESENTS: That Kaia Lacey and Tasha Brown, both unmarried persons did to-wit, November 17, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., which mortgage is recorded in Instrument # 20061204000586740 on December 4, 2006, and modified in and reformed by Affidavit recorded March 6, 2008 at Instrument #20080306000092410, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 21, 2023, May 28, 2023 and June 4, 2023; and

WHEREAS, on June 29, 2023, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3 acting by and through Susie Nailen, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, in the amount of \$51,600.00 which sum the said U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$51,600.00, cash, the said Kaia Lacey and Tasha Brown, both unmarried persons, acting pursuant to the authority granted under the said mortgage to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, BLOCK 5, ACCORDING TO THOMAS' ADDITION TO THE TOWN OF ALDRICH MAP OF WHICH WAS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON 23RD OF FEBRUARY 1944 IN MAP BOOK NUMBER 3 AND CONTAINING .29 ACRES MORE OR LESS AND BEING ALSO KNOWN AS DWELLING HOUSE NUMBER 31 OF THE FORMER MONTEVALLO COAL MINING COMPANY, ALDRICH, ALABAMA

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this July 6, 2023.

Kaia Lacey and Tasha Brown, both unmarried persons
Mortgagors

By U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3
Mortgagee or Transferee of Mortgagee

By: LOGS Legal Group LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Morgan Lewis

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Morgan Lewis, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on July 6, 2023.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Instrument prepared by:
Janet Wilkes
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015350

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

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|--|
| <p>MATTHEW HILL NOTARY PUBLIC Mecklenburg County North Carolina My Commission Expires August 2, 2026</p> |
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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>Kaia Lacey and Tasha Brown, both unmarried persons</u> | Grantee's Name | <u>U.S. Bank Trust Company, National Association, as Trustee, as successor-in- interest to U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3</u> |
| Mailing Address | <u>165 County Rd 203 Montevallo, AL 35115</u> | Mailing Address | <u>3217 S. Decker Lake Dr. Salt Lake City, UT 84119</u> |

| | | | |
|------------------|---|-------------------------|----------------------|
| Property Address | <u>165 County Rd 203 Montevallo, AL 35115</u> | Date of Sale | <u>June 29, 2023</u> |
| | | Total Purchase Price | <u>\$51,600.00</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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other Notice of Sale |
|--|--|

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 of 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 7/6/23

 Unattested Marissa Best
 (verified by)

Print Morgan Lewis
 Sign Morgan Lewis
 (Grantor/Grantee/Owner/Agent) circle one
 165 County Rd 203, Montevallo, AL 35115

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2023 09:05:55 AM
\$37.00 PAYGE
20230710000203830

Allen S. Boyd