

This instrument was prepared by:
Paul K. Lavelle
Spina and Lavelle, P. C.
One Perimeter Park South
Suite 400N
Birmingham, AL 35242

SEND TAX NOTICE TO:
Eugene and Susan Kelley
3755 Keswick Circle
Birmingham AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

REDEMPTION QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Two Hundred Fifty Nine Thousand Three Hundred Sixty Two and 56/100 Dollars (\$259,362.56), in hand paid to the undersigned. The receipt whereof is hereby acknowledged, the undersigned, 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, hereby remises releases, quit claims, grants, sells, and conveys to the Eugene V. Kelley, Jr., and Susan Kelley (hereinafter called Grantees) all right, title, interest and claim in or to the following described real estate, situated in Shelby, Alabama, to wit:

All that certain parcel of land situated in the County of Shelby and State of Alabama being known and designated as Lot 17, according to the Survey of Meadow Brook, Fifth Sector, Third Phase, as recorded in Map Book 10, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

This deed is being prepared without the benefit of title insurance.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand and seal, this 10 day of August, 2023.

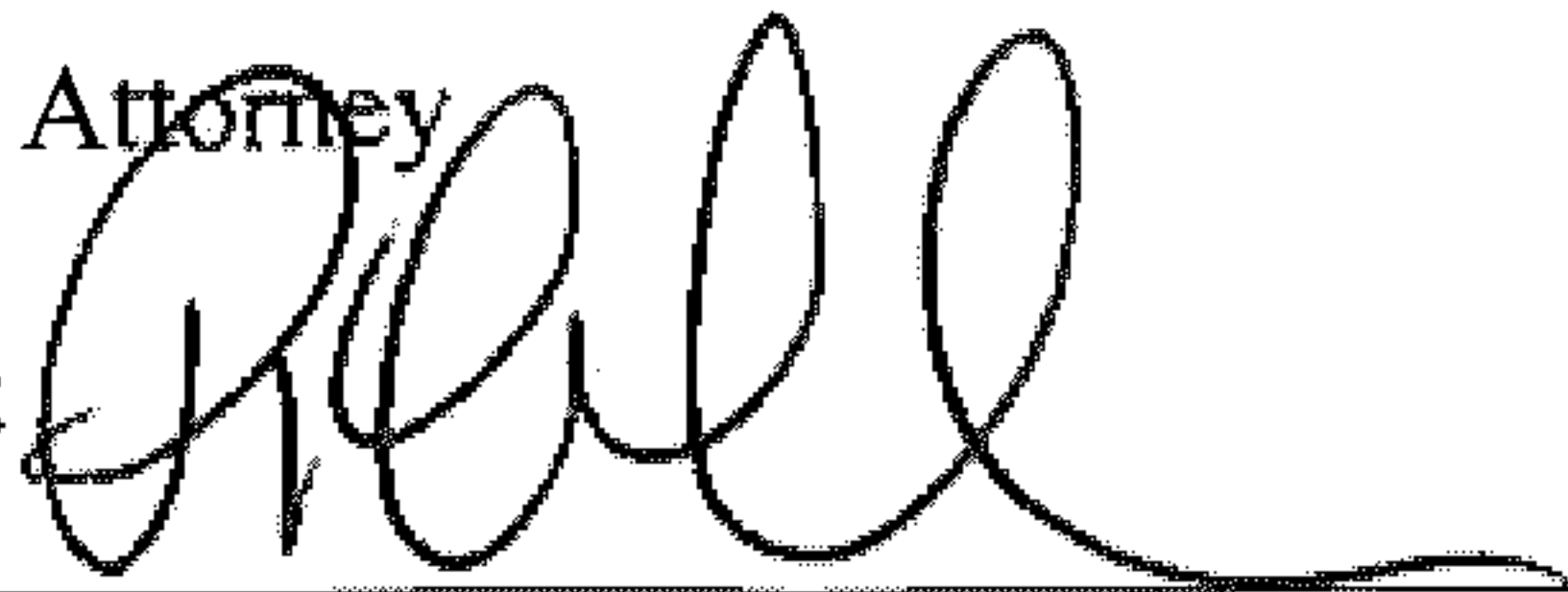
GRANTOR:

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: Spina & Lavelle, P.C.

Its: Attorney

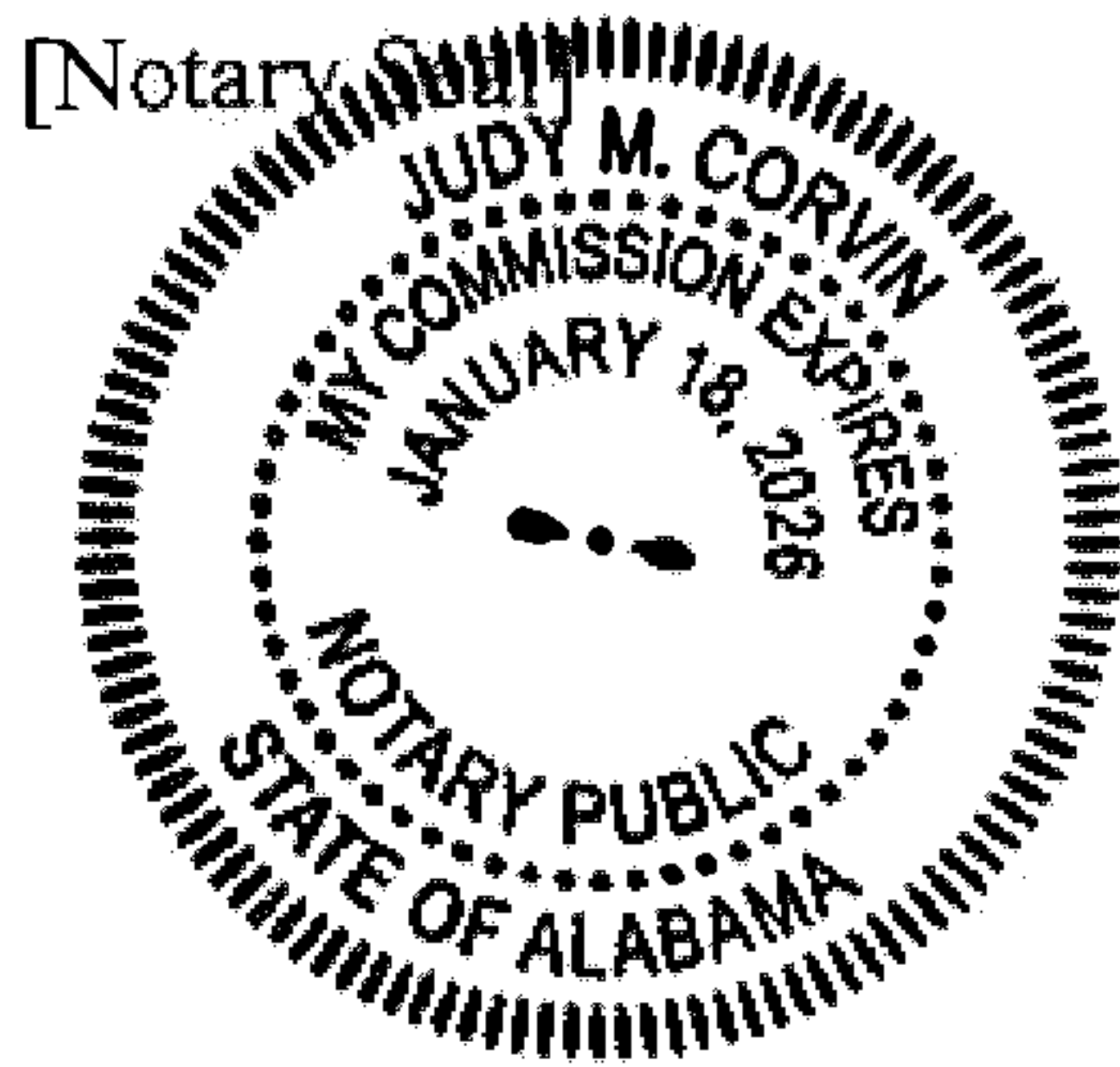
By:

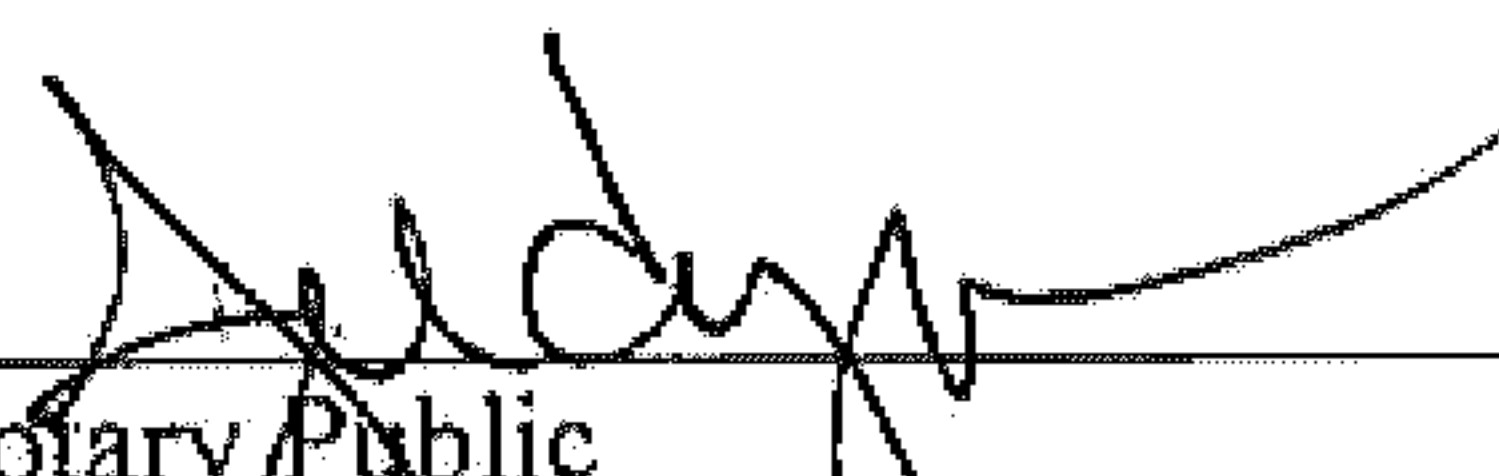

Paul K. Lavelle, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Paul K. Lavelle, whose name as attorney of Spina & Lavelle, P.C. a professional corporation, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal this the 10th day of August, 2023.





Notary Public
My Commission Expires: _____

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 Trust National Association
 Mailing Address: One Perimeter Park South, Suite 400N
Birmingham, AL 35242

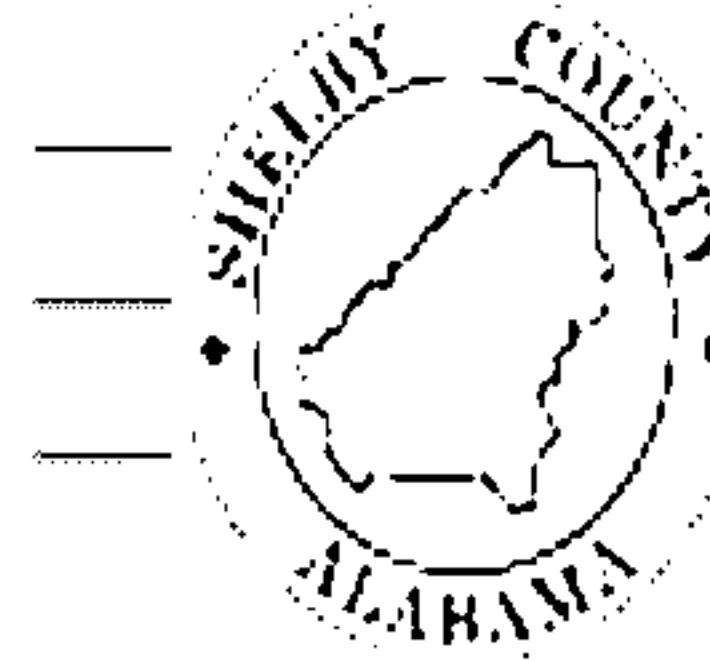
Grantee's Name Eugene V. Kelley, Jr.
 Mailing Address 3755 Keswick Circle
Birmingham, AL 35242

Property Address 3755 Keswick Circle
Birmingham, AL 35242

Date of Sale August 10, 2023
 Total Purchase Price \$259,362.56
 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
☐ Sales Contract
☒ Closing Statement



sal

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2023 02:05:25 PM
 \$287.50 JOANN
 20230811000243600

If the conveyance document presented for recordation contains all of the required information re
 the filing of this form is not required.

Ann S. Bayle, Jr.

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 8-10-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1