

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 29, 2008, Richard Ramey and Susan Ramey, husband and wife, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Security Atlantic Mortgage Co. Inc., Mortgagee, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20080320000114020 thereafter said mortgage having subsequently been transferred and assigned to U.S. Bank Trust National Association as trustee of Ranch Series III Trust as Instrument No. 20211203000577170, 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 July 16, 2023, July 23, 2023, July 30, 2023.

WHEREAS, on August 11, 2023 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 Ranch Series III 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, E & J Investments, LLC was the highest bidder and best bidder in the amount of One Hundred Twenty-Eight Thousand And 00/100 (\$128,000.00), and the said Transferee, by and through Mark A. Baker, as attorney for Transferee, does hereby convey unto E & J Investments, LLC, all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 28, According to The Final Plat Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in The Probate Office of Shelby County, Alabama.

Source of Title is Document No. 20060908000446560 (Recorded 09/08/06)

Address: 212 Stonecreek Place, Calera, AL 35040

Tax Map or Parcel ID No.: 28 3 06 0 004 021.000

TO HAVE AND TO HOLD the above described property unto E & J Investments, LLC, 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.



20230929000292790 3/4 \$164.00
Shelby Cnty Judge of Probate, AL
09/29/2023 04:01:19 PM FILED/CERT

IN WITNESS WHEREOF, U.S. Bank Trust National Association as trustee of Ranch Series III 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 6th day of ~~August~~ September, 2023.

U.S. Bank Trust National Association as
trustee of Ranch Series III Trust

Mark A. Baker – Attorney for Transferee

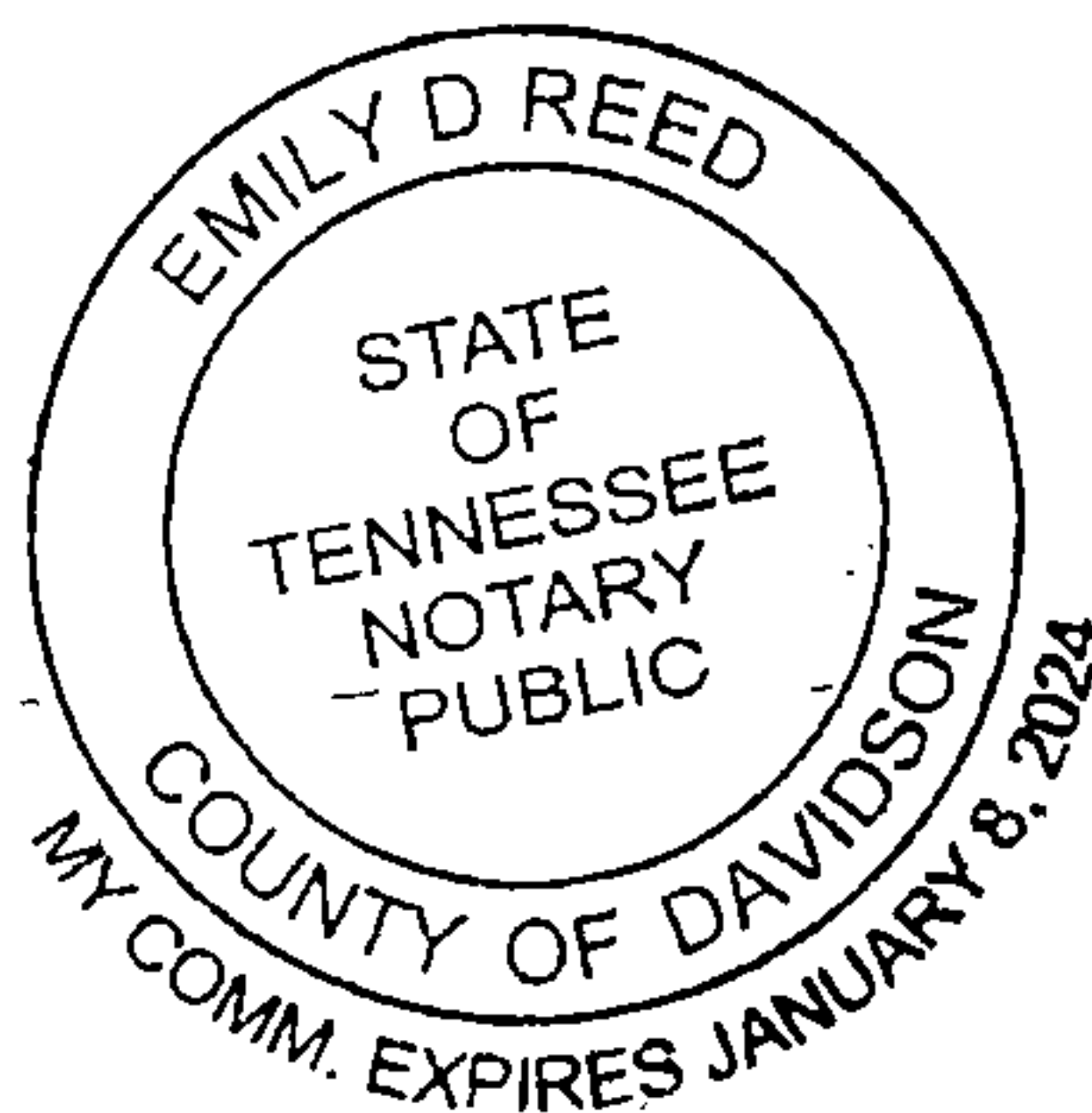
STATE OF TN)
COUNTY OF Davidson)

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 Ranch Series III 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 6th day of ~~August~~ September, 2023.

Emily D Reed
NOTARY PUBLIC

My Commission Expires: 1/8/2024



Real Estate Sales Validation Form



20230929000292790 4/4 \$164.00
Shelby Cnty Judge of Probate, AL
09/29/2023 04:01:19 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US Bank
Mailing Address _____

Grantee's Name E3 J Investments LLC
Mailing Address _____

323 5th St
Montgomery, AL 36101

101 Brookhaven Way
Prichard, AL 36124

Property Address 212 Stonecreek
Place Prichard, AL 36124

Date of Sale 09/06/2023
Total Purchase Price \$ 128,000

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

☐ Appraisal
☒ Other Foreclosure 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 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 09/29/2023

Print [Signature]
Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1