

This instrument prepared by:  
Toni B. Smoke, 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 July 30, 2004, Danny F. E. Pilkington and Connie Pilkington, husband and wife ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Citifinancial Corporation, LLC, Mortgagee, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20040804000436650 thereafter said mortgage having subsequently been transferred and assigned to U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust as Instrument No. 20230629000192970, 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 September 24, 2023, October 01, 2023, October 08, 2023.

WHEREAS, on October 20, 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 for LB-Ranch Series V 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, U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust was the highest bidder and best bidder in the amount of Forty-Four Thousand Four Hundred Thirty-Five And 02/100 (\$44,435.02), and the said Transferee, by and through Toni B. Smoke, as attorney for Transferee, does hereby convey unto U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, all of its right, title, and interest in and to the following described

real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of the East one-half of the Southeast Quarter of Section 11, Township 19 South, Range 1 West; thence North 0 degrees 03 minutes 20 seconds East along the West line of said East one-half 402.58 feet; thence South 89 degrees 56 minutes 40 seconds East 330.63 feet; thence North 4 degrees 01 minute West 1.04 feet to the point of beginning, said point being on the West line of a 25.00 feet easement; thence continue along the last named course 259.44 feet along easement line; thence North 22 degrees 13 minutes West along said easement line 184.70 feet; thence South 69 degrees 25 minutes 20 seconds West 102.49 feet; thence South 0 degrees 03 minutes 20 seconds West 183.95 feet; thence South 89 degrees 56 minute 40 seconds East 62.60 feet; thence South 0 degrees 03 minutes 20 seconds West 193.71; thence South 89 degrees 56 minutes 40 seconds East 122.28 feet to the point of beginning. Being a part of the East one-half of the Southeast quarter of the Northeast quarter of section 11, Township 19 South, Range 1 West and being Parcel No. 6, according to Survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels as acquired by the grantor, and to and from Shelby County Highway No. 43, which is also known as The Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line there of being described as follows: Commence at the Southeast Corner of The Northeast Quarter of Southeast Quarter of Section 11, Township 19 South, Range 1 West; thence North 89 degrees 04 minutes West along The South Line of same 293.15 feet to the point of Beginning of the center line of 25.00 feet easement; thence North 0 degrees 29 minutes East 1333.87 feet to the south line of the Southeast quarter of Northeast quarter of said Section 11; thence North 6 degrees 48 minutes East 201.97 feet; thence North 36 degrees 47 minutes West 106.56 feet; thence North 4 degrees 01 minutes West 382.46 feet; thence North 22 degrees 13 minutes West 293.34 feet; thence North 30 degrees 27 minutes West 183.95 feet to the Southerly right-of-way line of Bear Creek Road, and the end of easement.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants and building set-back lines of record.

**Address: 114 Lilly Drive, Sterrett, AL 35147**

**Tax Map or Parcel ID No.: 09 1 11 0 000 012.001**

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, 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.



IN WITNESS WHEREOF, U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, has caused this instrument to be executed by and through Toni B. Smoke, attorney for said Transferee, and the said Toni B. Smoke as attorney for Transferee has hereto set his hand and seal on this the 30<sup>th</sup> day of October, 2023.

U.S. Bank Trust National Association, as  
Trustee for LB-Ranch Series V Trust

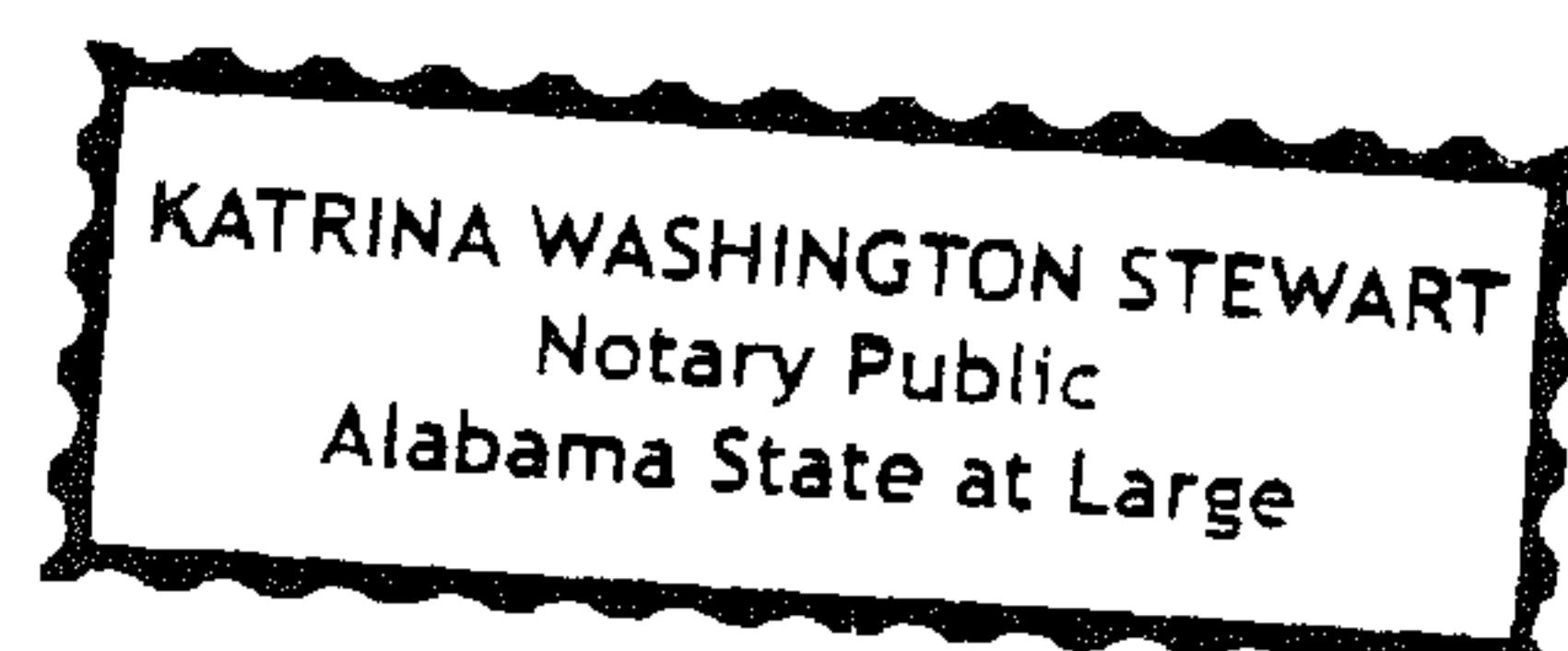
Toni B. Smoke  
Toni B. Smoke – Attorney for Transferee

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Toni B. Smoke, acting in its capacity as attorney for U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V 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 30<sup>th</sup> day of October, 2023.

Katrina Washington Stewart  
NOTARY PUBLIC  
My Commission Expires: July 28, 2024





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/03/2023 02:37:39 PM  
 \$36.00 JOANN  
 20231103000324570

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Danny F.E. Pilkington and  
 Mailing Address Connie Pilkington, husband and wife  
 114 Lilly Drive  
 Sterrett, AL 35147

Grantee's Name U.S. Bank Trust National Association, as  
 Mailing Address Trustee for LB-Ranch Series V Trust  
 323 Fifth Street  
 Eureka CA 95501

Property Address 114 Lilly Drive  
 Sterrett, AL 35147

Date of Sale 10/20/2023  
 Total Purchase Price \$ 44,435.02

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 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 11/3/2023

Print Wendy Etienne

Sign [Signature]

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1