

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242
AL21925

SEND TAX NOTICES TO:

AJAX 2023-C REO Corp
13190 SW 68th Parkway, Suite 200
Tigard, OR 97223

GRANTOR

Tonya M. Brown
Jeffrey Brown
9668 Hwy 11
Chelsea, AL 35043

GRANTEE

AJAX 2023-C REO Corp
13190 SW 68th Parkway, Suite 200
Tigard, OR 97223

Property Address: 9668 Hwy 11, Chelsea, AL 35043
Purchase Price: \$49,900.00***Mortgagee credit***
Sale Date: January 10, 2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on January 16, 2003, Jeffrey Brown aka Jeff Brown and Tonya M. Brown, Husband and Wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homecomings Financial Network, Inc., its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 27, 2003, as Instrument Number 20030127000046800; and subsequently transferred and assigned to Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee, and said assignment being recorded on September 15, 2023 as Document Number 20230915000278670 and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for

three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee did declare all of the indebtedness secured by said mortgage due and payable and did give proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 10, 2023, December 17, 2023, December 24, 2023; and

WHEREAS, on January 10, 2024, 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 and properly conducted, and Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Dorothy Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of AJAX 2023-C REO Corp, in the amount of \$49,900.00, which sum of money Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee offered to credit on the indebtedness secured by said mortgage, and the said Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee, by and through Michael Lindsey, as attorney for said Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee, does hereby GRANT, BARGAIN, SELL AND

CONVEY unto the said AJAX 2023-C REO Corp, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE ¼ of the SE ¼ of Section 36, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the SW corner of the SE ¼ of the SE ¼ of said Section 36, and run East along the South line a distance of 300.00 feet to an iron pin and the point of beginning; thence continue along last described course a distance of 204.3 feet to the East side of a gravel drive; thence run North 5 degrees 19 minutes 53 seconds West along the East side of said drive a distance of 302.6 feet to the Southeasterly right of way Shelby County Highway No. 11; thence run South 54 degrees 40 minutes 15 seconds, West along said right of way a distance of 215.7 feet; thence run South 0 degrees 4 minutes 56 seconds West, a distance of 176.5 feet to the point of beginning; being situated in Shelby County, Alabama.

More commonly known as: 9668 Hwy 11, Chelsea, AL 35043

TO HAVE AND TO HOLD the above-described property to AJAX 2023-C REO Corp and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 12th day of JANUARY, 2024.

Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee

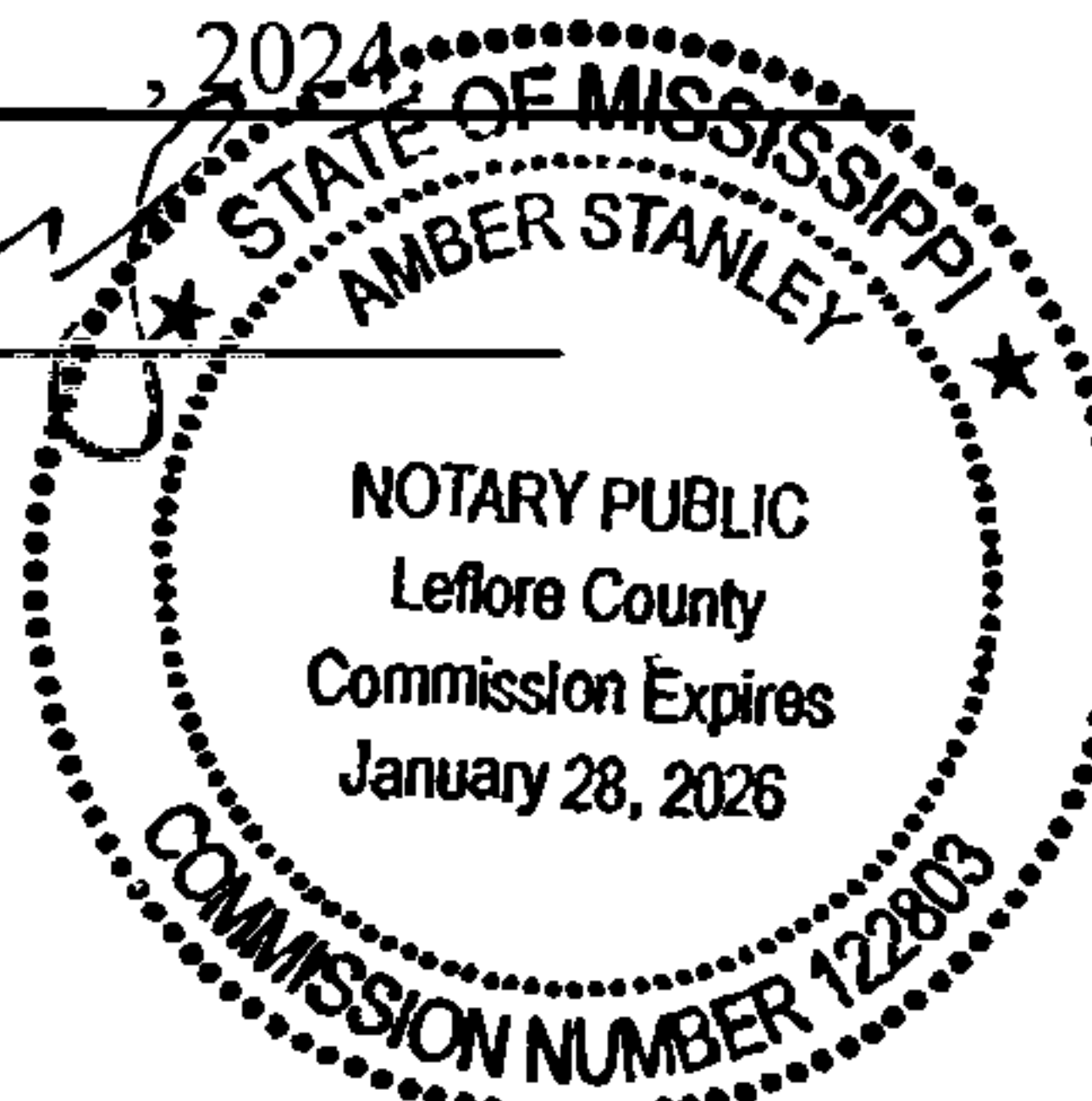
By: [Signature]
Michael Lindsey, Attorney for Transferee

STATE OF MISSISSIPPI)
COUNTY OF LEFLORE)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Ajax Mortgage Loan Trust 2023-C, Mortgage-Backed Securities, Series 2023-C, by U.S. Bank Trust Company, National Association, as Indenture Trustee, 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 said conveyance, he, as such attorney for, and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 12th day of January, 2024.

[Signature]
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 10:15:32 AM
\$84.00 BRITTANI
20240117000011710

Allen S. Bayl