

PREPARED BY:  
Melody Rickels, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1000  
Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20051228000664770

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, December 15, 2005, **Jessie Gene Kelley Aka Jesse Gene Kelley, And Margaret Kelley, Husband and Wife, Mortgagor**, did execute a certain mortgage to **Household Finance Corporation of Alabama**, which said mortgage is recorded in Instrument No. 20051228000664770, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2**, as transferee, said transfer is recorded in Instrument 20220804000305240, aforesaid records, and U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 12/10/2023, 12/17/2023, 12/24/2023; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on January 9, 2024, the day on which the foreclosure sale 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 U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2 did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse; 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 National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2 in the amount of **NINETY-TWO THOUSAND NINE HUNDRED EIGHTY-THREE DOLLARS AND THIRTY-NINE CENTS (\$92,983.39)** which sum the said U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2; and

NOW, THEREFORE, in consideration of the premises and the credit of **NINETY-TWO THOUSAND NINE HUNDRED EIGHTY-THREE DOLLARS AND THIRTY-NINE CENTS (\$92,983.39)**, cash, on the indebtedness secured by said mortgage, U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2, by and through McCalla Raymer Leibert Pierce, LLC as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 761.75 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 15 MINUTES TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 650.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 16 MINUTES TO THE LEFT AND PROCEED WEST FOR A DISTANCE OF 249.51 FEET; THENCE TURN AN ANGLE OF 90

DEGREES TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE NORTH FOR A DISTANCE OF 150.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND PROCEED WEST FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES IN THE LEFT AND PROCEED SOUTH FOR A DISTANCE OF 150.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND PROCEED EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED LAND IS LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND CONTAINS 0.34 ACRES, ACCORDING TO SURVEY OF DOWELL M. RAY, REGISTERED LAND SURVEYOR, DATED MARCH 2, 1977.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2 have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLC, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLC, as said attorney, has hereto set its hand and seal on the 17<sup>th</sup> day of JANUARY, 2024.

U.S. Bank National Association, not in its individual capacity  
but solely as Indenture Trustee for the CIM Trust 2019-R2

By: McCalla Raymer Leibert Pierce, LLC

Its: Attorney at Law

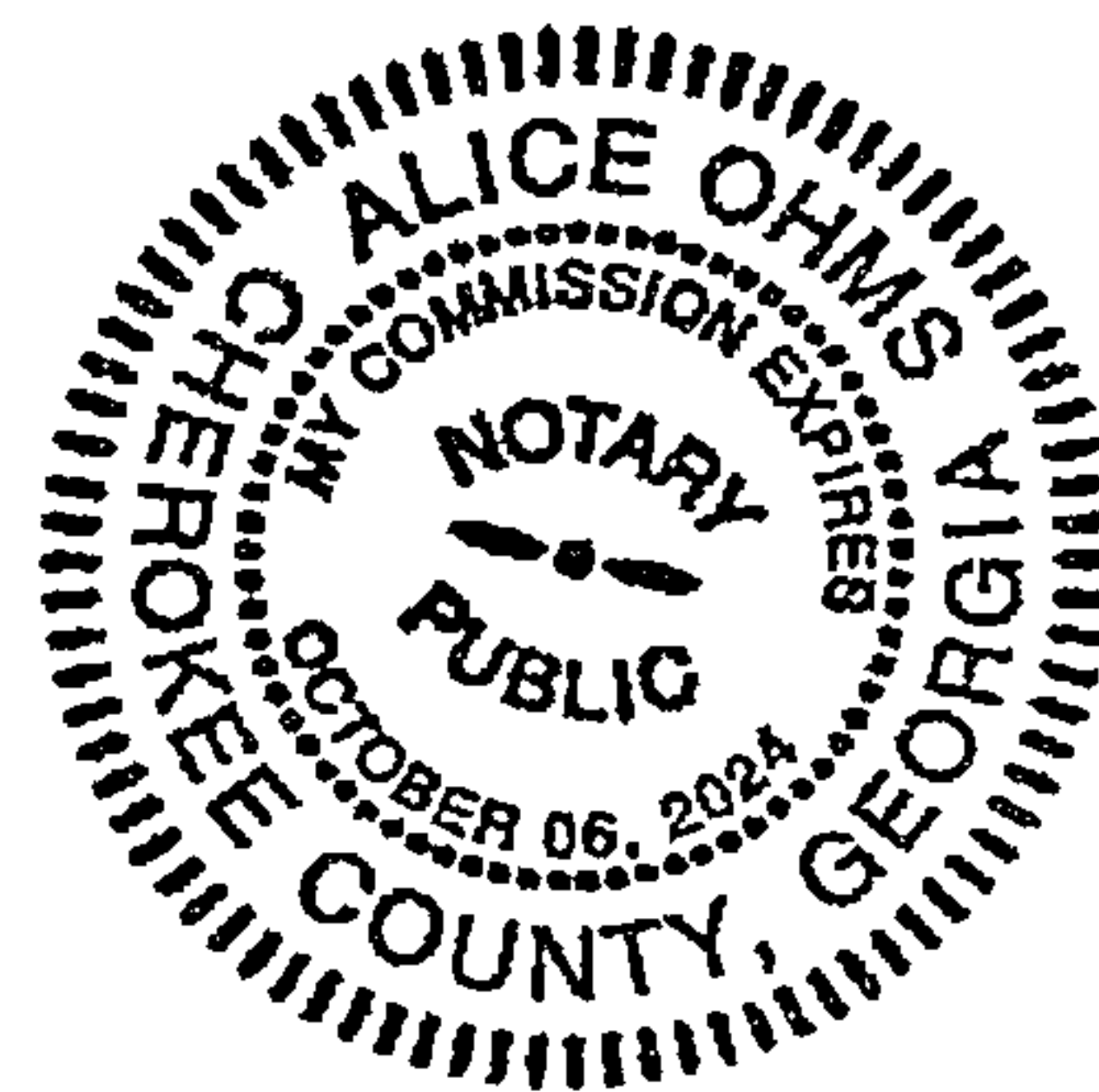
By: Melody Rickels  
Melody Rickels Esq.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melody Rickels, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLC, acting in its capacity as attorney at law for U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2, 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, in his capacity as such attorney and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 17<sup>th</sup> day of JANUARY, 2024.

[Signature]  
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	Jessie Gene Kelley AKA Jesse Gene Kelley and Margaret Kelley	Grantee's Name	U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2
Mailing Address	99 Myrtle Wood Dr Harpersville, AL 35178	Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019
Property Address	99 Myrtle Wood Dr Harpersville, AL 35178	Date of Sale	January 9, 2024
		Total Purchase price	\$92,983.39
		or	
		Actual Value	
		or	
		Assessed 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"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

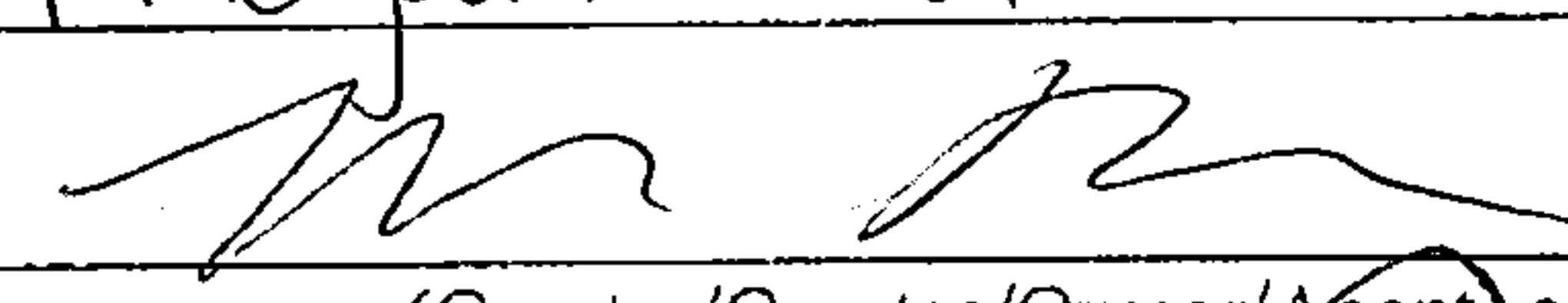
Date of Sale - the date on which interest to the property was conveyed.

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	1/17/2024	Print	Megan Black
<input checked="" type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 22-03096AL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
01/18/2024 08:33:46 AM  
\$34.00 BRITTANI  
20240118000013110

Alvin S. Bayl