

SEND TAX NOTICE T  
Albertelli Law  
420 North 20<sup>th</sup> Street, Suite 2249  
Birmingham, AL 35203

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of August, 2005, Patrick H. Sutton and Leah M. Burns Sutton, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050808000404580, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 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 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 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 U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 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 Newspapers, INC., a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 28, 2024, May 5, 2024 and May 12, 2024; and

WHEREAS, on May 27, 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 conducted, and U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 did offer for sale and sell at public outcry in front of the Courthouse door in, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 was the highest bidder and best bidder in the amount of \$514,567.04 on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 does hereby remise, release, quitclaim and convey unto U.S. Bank

National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5  
all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

ALL OF THE FOLLOWING PROPERTY LOCATED IN THE COUNTY OF SHELBY  
AND STATE OF ALABAMA:

LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF HEATHER POINT (THE  
SECOND ADDITION TO KERRY DOWNS), A SUBDIVISION OF INVERNESS, AS  
RECORDED IN MAP BOOK 10, PAGE 87, IN THE OFFICE OF THE JUDGE OF  
PROBAE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY,  
ALABAMA.

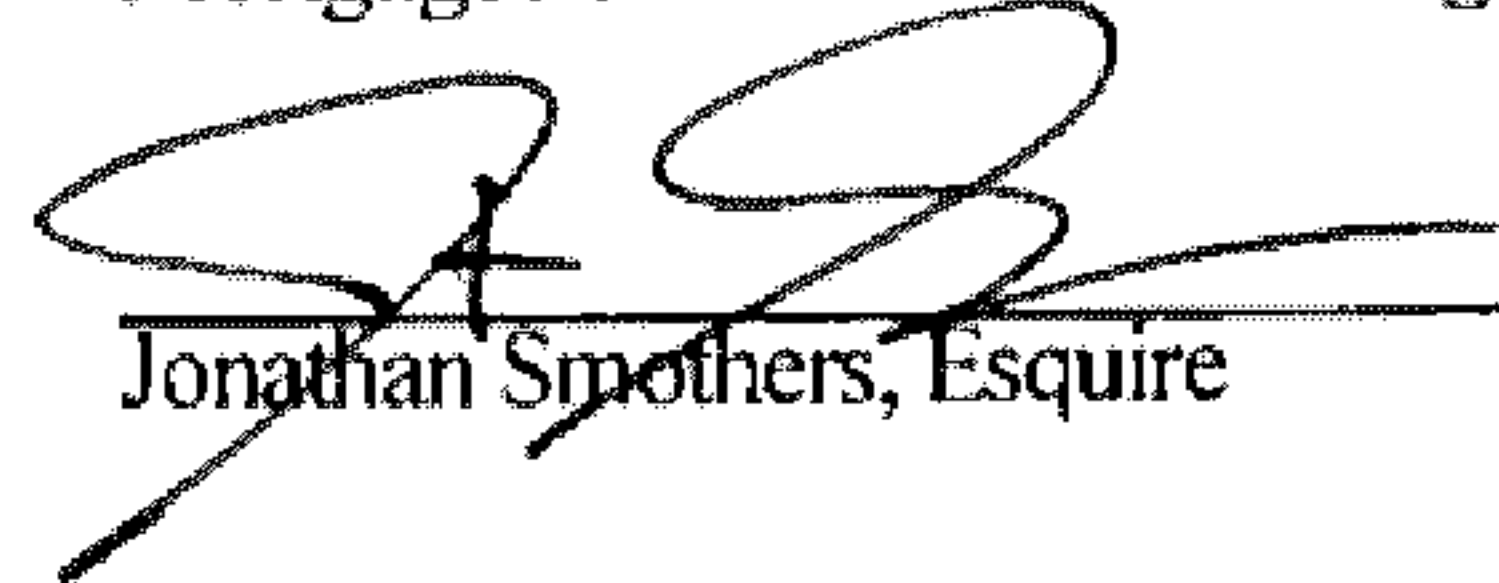
Commonly known as: 4997 Heather Pt Birmingham AL 35242

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for  
Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 its successors/heirs and assigns,  
forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, rights-of-way, and other matters of record in aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Mortgagee or Transferee of Mortgagee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 12th day of July, 2024.

U.S. Bank National Association, as Trustee for  
Citigroup Mortgage Loan Trust Inc., Mortgage Pass-  
Through Certificates, Series 2005-5

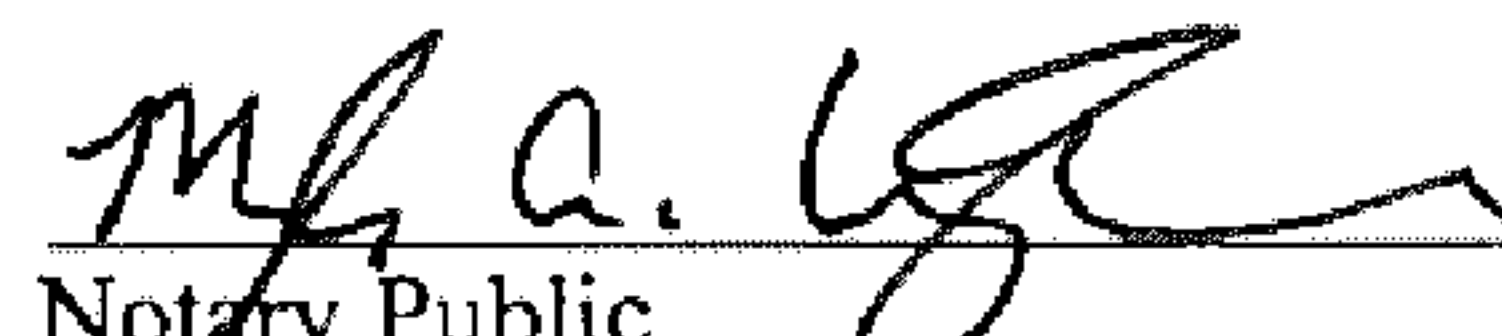
By: Albertelli Law, as attorney conducting said sale for  
Mortgagee or Transferee of Mortgagee

  
Jonathan Smothers, Esquire

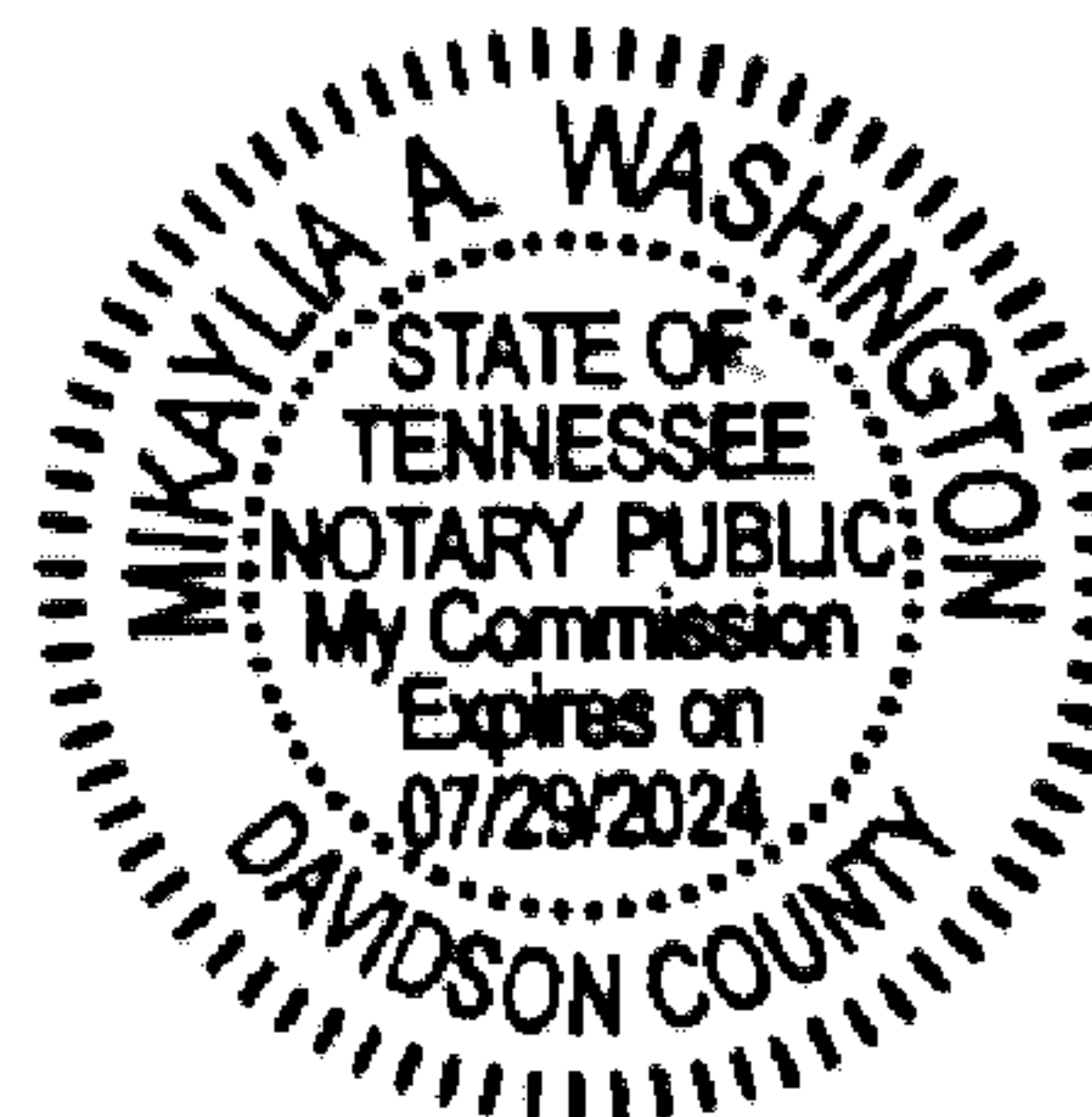
State of Tennessee     )  
County of Davidson    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, acting in its capacity as attorney for U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5, 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 the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 12th day of July, 2024.

  
Notary Public  
My Commission Expires:  
7-29-24

This instrument prepared by:  
Jonathan Smothers, Esq  
Albertelli Law  
420 North 20<sup>th</sup> Street, Suite 2249  
Birmingham, AL 35203  
24-005608





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2024 01:37:04 PM  
 \$32.00 JOANN  
 20240805000242760

*Allen S. Bayl*

## Real Estate Sales Validation Form

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

Grantor's Name Patrick H. Sutton, Leah M. Burns Sutton  
 Mailing Address 4997 Heather Pt  
Birmingham, AL 35242

Grantee's Name U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage F  
 Mailing Address 8950 Cypress Waters Blvd  
Coppell, TX 75019

Property Address 4997 Heather Pt  
Birmingham, AL 35242

Date of Sale 05/27/2024  
 Total Purchase Price \$ 514,567.04  
 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 AL- Foreclosure Procedure  
☐ 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 07/12/2024

Print Christopher E Lara

Unattested

Sign

*Christopher E. Lara*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**