

SEND TAX NOTICE TO:
U.S. Bank Trust National Association, not in
its individual CAPA City but solely as owner
trustee for RCAF Acquisition Trust
Selene Finance3501 Olympus Boulevard
Dallas, TX 75019
TB File No.: 24-03646-SF-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 2, 2022, WCB Realty Company, LLC, executed that certain mortgage on real property hereinafter described to Commercial Lender LLC, which said mortgage was recorded in Instrument No. 20220503000180720 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust by instrument recorded in Instrument No. 20250319000080950 in the aforesaid Probate Office (hereafter "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 four (4) 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 Trust National Association, not in its individual CAPA City but solely as owner

trustee for RCAF Acquisition Trust 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 of June 22, 2025, June 29, 2025, July 6, 2025 and July 13, 2025 ; and

WHEREAS, on July 18, 2025, 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, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust was the highest bidder and best bidder in the amount of Eight Hundred Five Thousand And 00/100 Dollars (\$805,000.00) on the indebtedness secured by said mortgage, the said U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 57, according to the Survey of Greystone 1st Sector, Phase II, as recorded in Map Book 15, Page 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust, 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 23rd day of July, 2025

U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust

By: Tiffany & Bosco, P.A.
Its: Attorney

By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

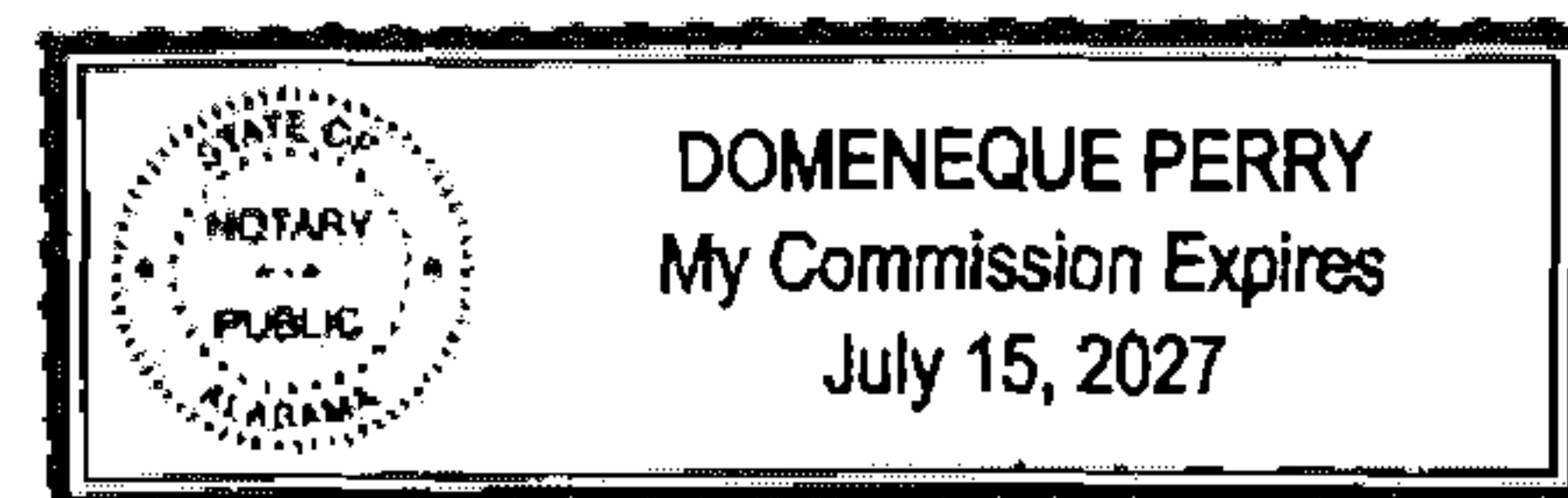
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

2025 Given under my hand and official seal on this 23rd day of July,


Notary Public

My Commission Expires: 7/15/2027

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



REAL ESTATE SALES VALUATION FORM

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

Grantor's Name	U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust	Grantee's Name	U.S. Bank Trust National Association, not in its individual CAPA City but solely as owner trustee for RCAF Acquisition Trust
Mailing Address	Selene Finance 3501 Olympus Boulevard Dallas, TX 75019	Mailing Address	Selene Finance 3501 Olympus Boulevard Dallas, TX 75019
Property Address	<u>3625 Shandwick Pl, Birmingham, AL 35242</u>	Date of Sale	<u>July 18, 2025</u>
		Total Purchase Price	<u>\$805,000.00</u>
		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 Bid Price
☐ 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.

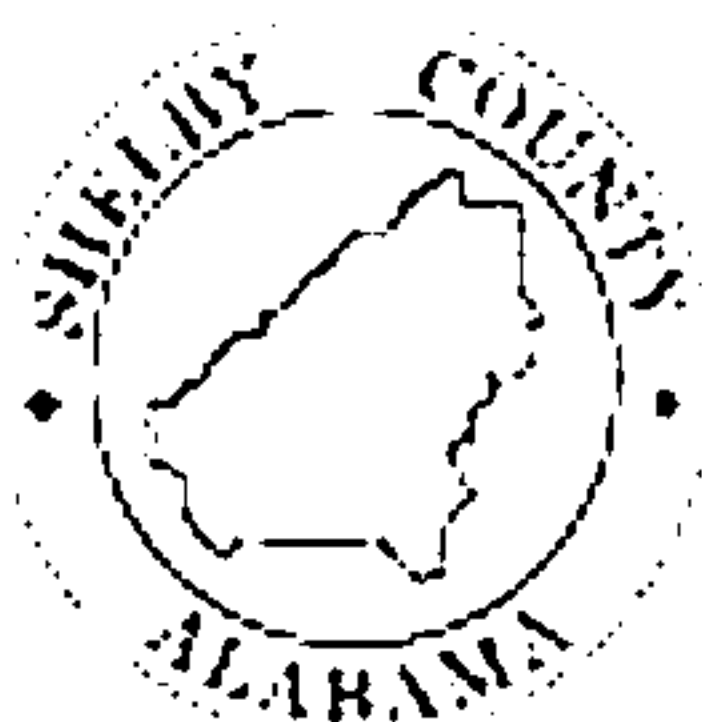
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/22/25

Print P. Andrew Benefield

Sign P. Andrew Benefield
(Grantor / Grantee / Owner / Agent) circle one

Unattested _____
(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/28/2025 03:25:50 PM
 \$35.00 JOANN
 20250728000228880

Allen S. Bayl