

PREPARED BY:

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505 20th Street N, Suite 1775
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: as Instrument No. 20180525000183850

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 25, 2018, **Kevin Bowers, a single man, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, its successors and assigns**, which said mortgage is recorded as Instrument No. 20180525000183850, 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 **Citigroup Mortgage Loan Trust 2021-RP5**, as transferee, said transfer is recorded as Instrument No. 20220210000059830, aforesaid records, and Citigroup Mortgage Loan Trust 2021-RP5, 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 Citigroup Mortgage Loan Trust 2021-RP5 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 07/06/2025, 07/13/2025, 07/20/2025; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on August 4, 2025, 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 Citigroup Mortgage Loan Trust 2021-RP5 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 Citigroup Mortgage Loan Trust 2021-RP5 in the amount of **TWO HUNDRED THIRTY-FIVE THOUSAND ONE HUNDRED NINETY DOLLARS AND 66 CENTS (\$235,190.66)** which sum the said Citigroup Mortgage Loan Trust 2021-RP5 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Citigroup Mortgage Loan Trust 2021-RP5; and

NOW, THEREFORE, in consideration of the premises and the credit of **TWO HUNDRED THIRTY-FIVE THOUSAND ONE HUNDRED NINETY DOLLARS AND 66 CENTS (\$235,190.66)**, cash, on the indebtedness secured by said mortgage, Citigroup Mortgage Loan Trust 2021-RP5, by and through McCalla Raymer Leibert Pierce, LLP as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Citigroup Mortgage Loan Trust 2021-RP5, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of WyndSOR Trace, Phase 1, as recorded in Map Book 37,
Page 63, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Citigroup Mortgage Loan Trust 2021-RP5, 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.

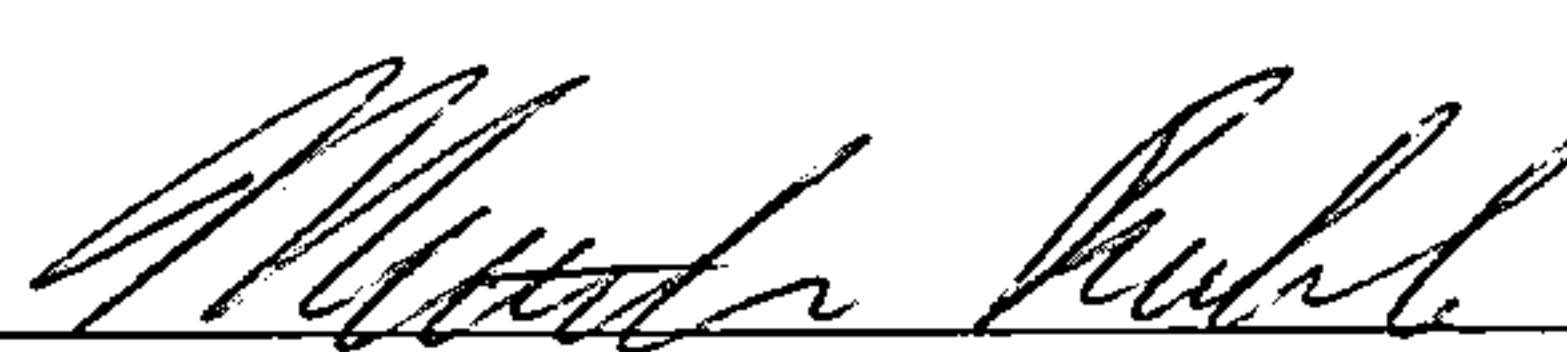
IN WITNESS WHEREOF, Citigroup Mortgage Loan Trust 2021-RP5 have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLP, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLP, as said attorney, has hereto set its hand and seal on the 6th day of August, 2025.

Citigroup Mortgage Loan Trust 2021-RP5

By: McCalla Raymer Leibert Pierce, LLP

Its: Attorney at Law

By:


Matthew W. Penhale, Esq.

STATE OF ALABAMA
COUNTY OF SHELBY

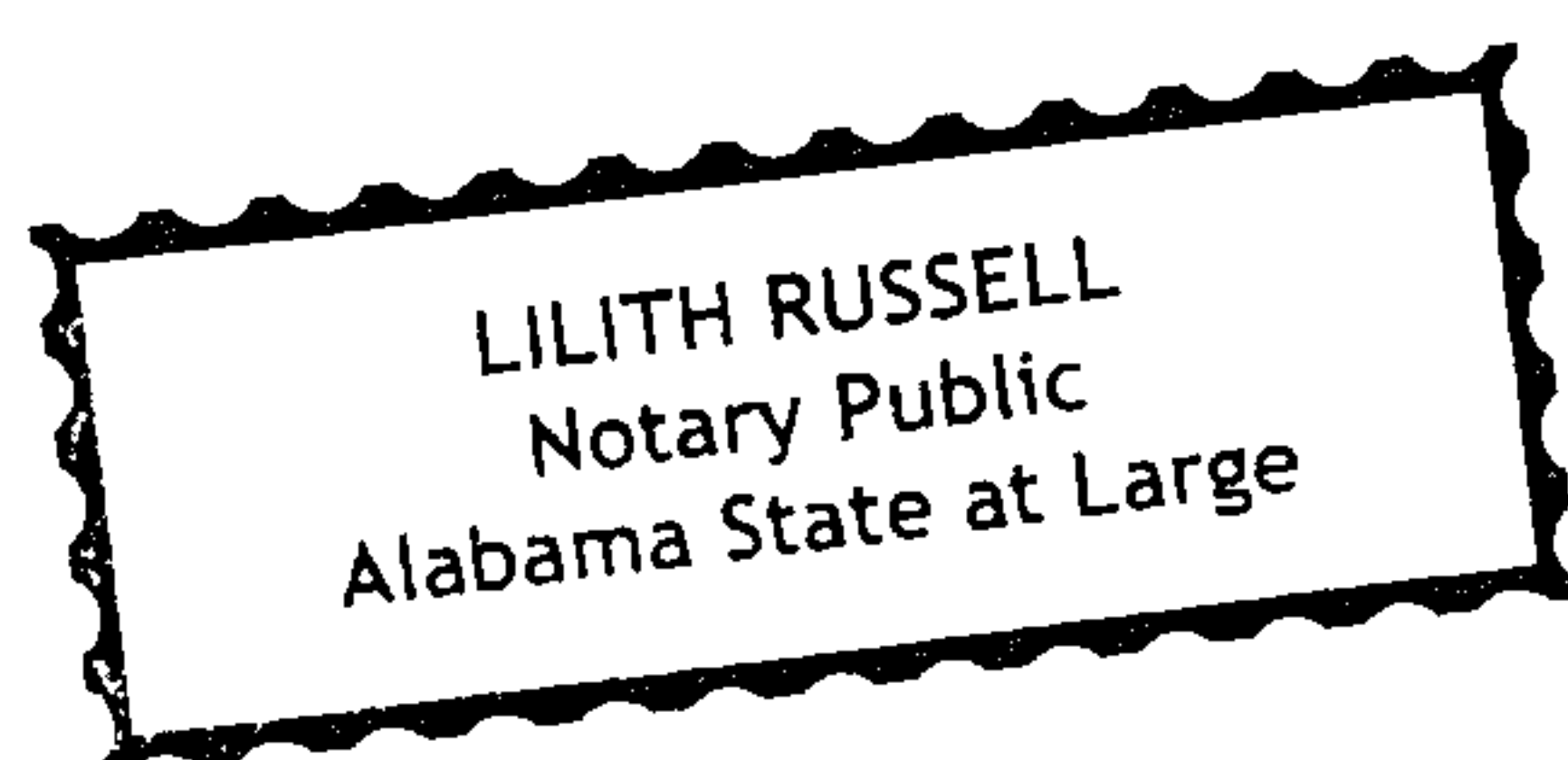
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew W. Penhale, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLP, acting in its capacity as attorney at law for Citigroup Mortgage Loan Trust 2021-RP5, is signed to the foregoing 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 6th day of August, 2025.



NOTARY PUBLIC

My Commission Expires: 11/03/2026



Real Estate Sales Validation Form

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

Grantor's Name	<u>Kevin Bowers</u>	Grantee's Name	<u>Citigroup Mortgage Loan Trust 2021-RP5</u>
Mailing Address	<u>101 Thatcher Rd Vincent, AL 35178</u>	Mailing Address	<u>8950 Cypress Waters Blvd Coppell, TX 75019</u>
Property Address	<u>101 Thatcher Rd Vincent, AL 35178</u>	Date of Sale	<u>August 4, 2025</u>
		Total Purchase price	<u>\$235,190.66</u>
		or	
		Actual Value	<u></u>
		or	
		Assessed Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>X</u> Other FC Sale
<u>Closing Statement</u>	

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 8-6-25

Print [Signature]

X Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



22-03099AL

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2025 02:48:08 PM
\$32.00 PAYGE
20250807000241500

Allen S. Bayl