

SEND TAX NOTICE TO:  
U.S. Bank Trust National Association, not in its  
individual capacity, but solely as  
Owner/Trustee for Citigroup Mortgage Loan  
Trust 2021-RP3  
55 Beattie Place, Suite 600  
Greenville, SC 29601  
TB File No.: 25-08603-SM-AL

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 19, 2004, Vivian Layton, single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for T E Mortgage Corporation, a Missouri Corporation, which said mortgage was recorded in Instrument Number 20040521000270790; with Modification Agreement recorded on September 02, 2020, in Instrument Number 20200902000388380 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 capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3 by instrument recorded in Instrument Number 20210909000439670 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 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 Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3 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 October 12, 2025, October 19, 2025 and October 26, 2025; and

WHEREAS, on November 21, 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 capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3 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 capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3, its successors and assigns was the highest bidder and best bidder in the amount of Sixty Thousand Sixty-Five And 91/100 Dollars (\$60,065.91) on the indebtedness secured by said mortgage, the said U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3, 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 capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3, its successors and assigns all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 51, according to J.H. Dunstan's Map of the Town of Calera; being situated in Shelby County, Alabama. Said map is unrecorded and is not available for recordation in the Probate Office.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan

Trust 2021-RP3, its successors 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, not in its individual capacity, but solely as OwnerTrustee for Citigroup Mortgage Loan Trust 2021-RP3, 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 25<sup>th</sup> day of November, 2025.

U.S. Bank Trust National Association, not in its individual capacity, but solely as OwnerTrustee for Citigroup Mortgage Loan Trust 2021-RP3

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

By: Andy Saag, Esq.

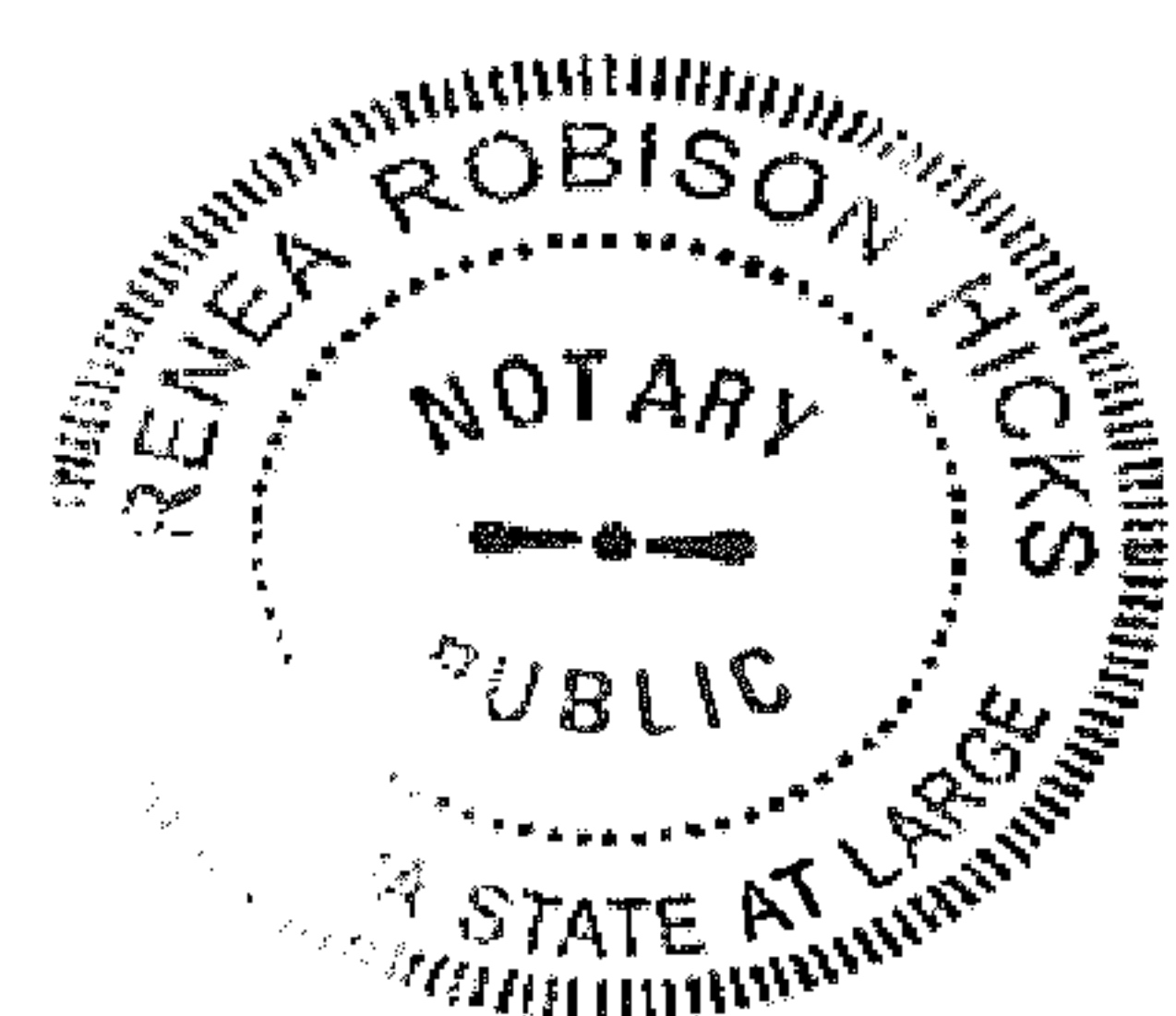
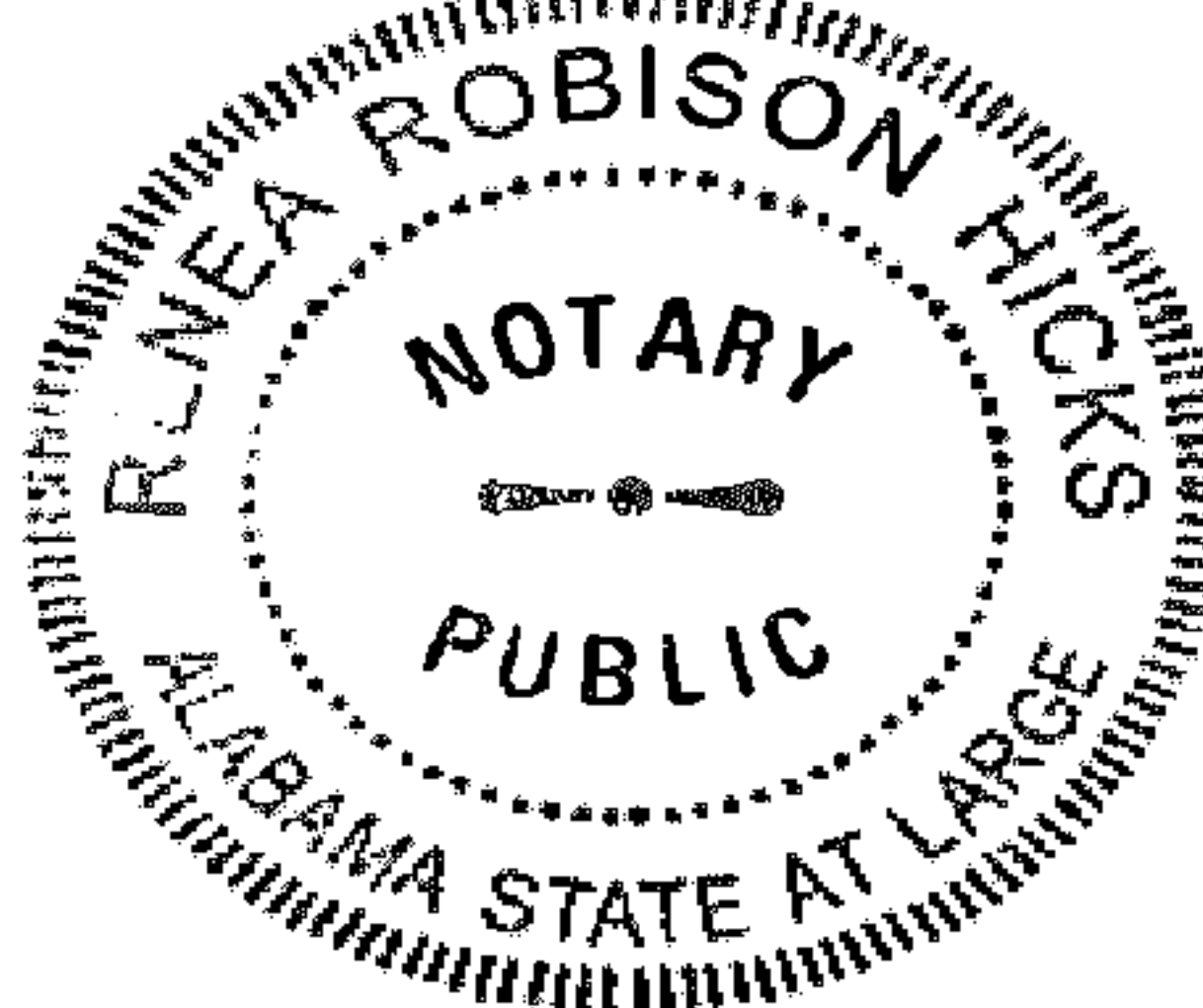
STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, 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 capacity, but solely as OwnerTrustee for Citigroup Mortgage Loan Trust 2021-RP3, 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).

Given under my hand and official seal on this 25<sup>th</sup> day of November, 2025

Notary Public  
My Commission Expires: 04/05/2027

This instrument prepared by:  
Andy Saag, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>TH</sup> Place South Suite 300  
Homewood, Alabama 35223



**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.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3	Grantee's Name	U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3, its successors and assigns
Mailing Address	55 Beattie Place, Suite 600  Greenville, SC 29601	Mailing Address	55 Beattie Place, Suite 600  Greenville, SC 29601

Property Address	<u>780 15th St, Calera, AL 35040</u>	Date of Sale	<u>November 21, 2025</u>
		Total Purchase Price	<u>\$60,065.91</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<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.

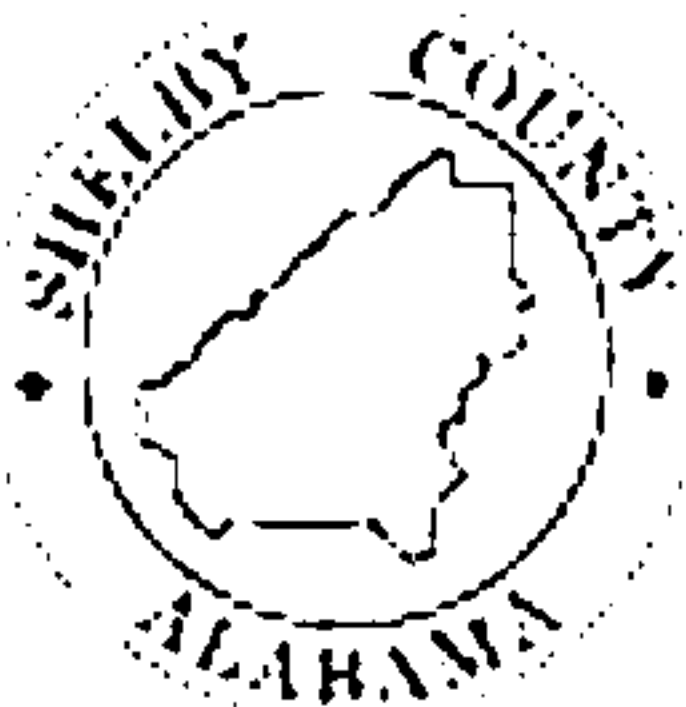
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/24/2025

Print Dani Brown

☒ Unattested RDB  
(verified by)

Sign D. B.  
(Grantor / Grantee / Owner ☒ Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/26/2025 09:03:09 AM  
\$32.00 KELSEY  
20251126000363300

*Allen S. Bayl*

**Form RT-1**