

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 31st day of March, 2009, DARIN GALJOUR, UNMARRIED executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on April 8, 2009, at Instrument Number 20090408000129830, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **TRUMAN 2021 SC9 TITLE TRUST**, by instrument recorded in Instrument Number 20220505000184710, 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 a 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 accordance with the loan terms, and Truman 2021 SC9 Title Trust did declare due 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 September 4, 2022, September 11, 2022, September 18, 2022 that the property would be sold on September 30, 2022; and

WHEREAS, on September 30, 2022, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Truman 2021 SC9 Title Trust did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Truman 2021 SC9 Title Trust was the highest bidder in the amount of One Hundred Twenty-Six Thousand Nine Hundred Seventy-Eight and 26/100 dollars (\$126,978.26), on the indebtedness secured by said mortgage; and Truman 2021 SC9 Title Trust, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto Truman 2021 SC9 Title Trust, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 3, BLOCK 3, ACCORDING TO THE MAP AND SURVEY OF WOODALE, AS RECORDED IN MAP BOOK 5, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Truman 2021 SC9 Title Trust, its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Truman 2021 SC9 Title Trust, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 11th day of October, 2022.

TRUMAN 2021 SC9 TITLE TRUST

By: [Signature]
Printed Name: Victor Kang
Its: Attorney

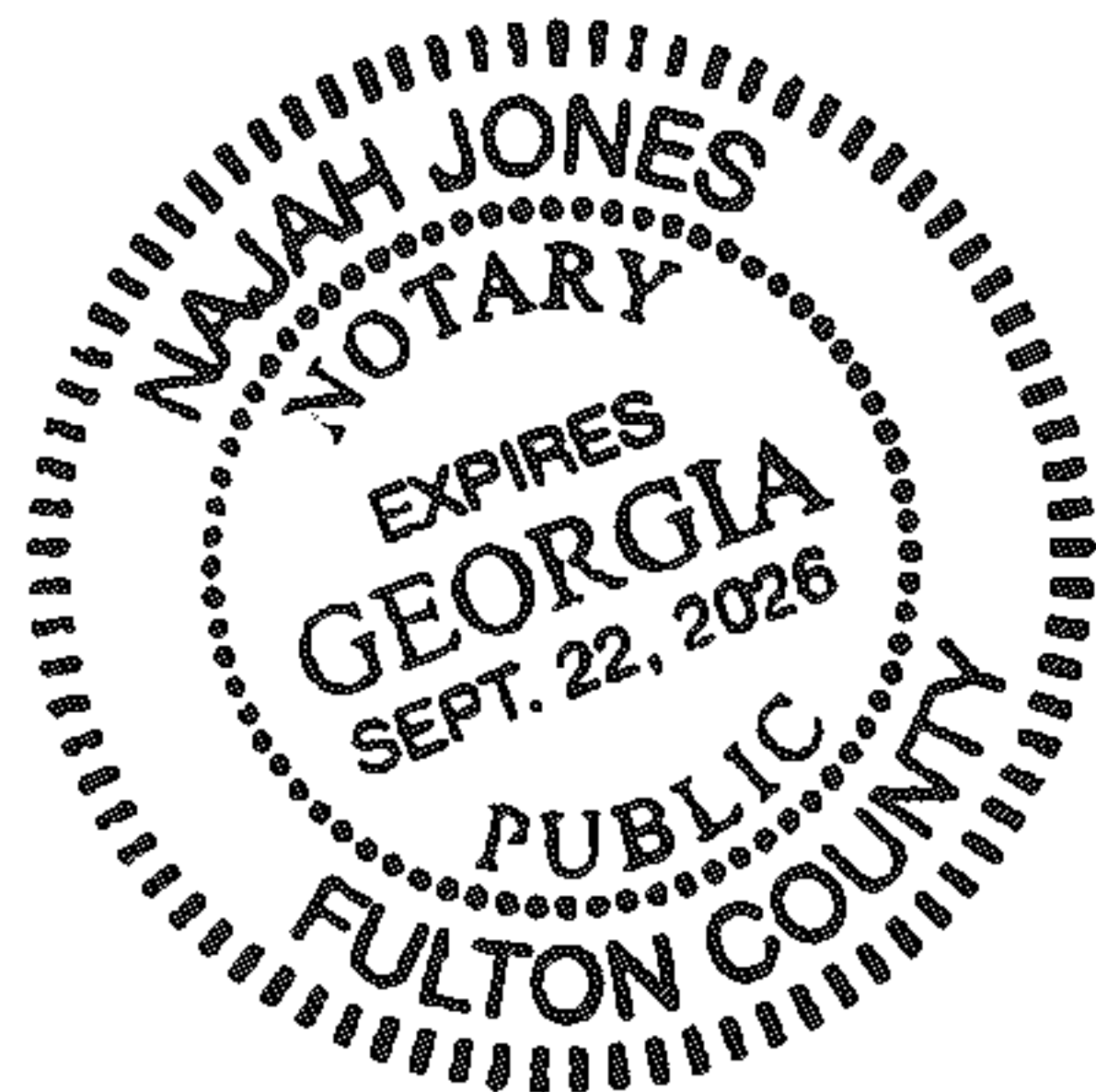
STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Truman 2021 SC9 Title 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 the conveyance, he/she , as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Truman 2021 SC9 Title Trust.

Given under my hand and official seal on this the 11th day of October, 2022.

[Signature]
Notary Public
My Commission Expires:

(Notary Seal)



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name DARIN GALJOUR
 Mailing Address 1742 TECUMSEH TRAIL
PELHAM, AL 35124

Grantee's Name Truman 2021 SC9 Title Trust
 Mailing Address 15480 Laguna Canyon Rd.
IRVINE, CA 92618

Property Address 1742 TECUMSEH TRAIL
PELHAM, AL 35124

Date of Sale 9/30/2022
 Total Purchase Price \$ 126,978.26

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2022 09:08:05 AM
 \$32.00 BRITTANI
 20221013000387890

Brittani S. Byrd

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 MORTGAGE FORECLOSURE DEED
☐ 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 10/13/2022

Print Najah Jones

☐ Unattested
 (verified by)

Sign Najah Jones
 (Grantor/Grantee/Owner/Agent) circle one