

**Send Tax Notice To:
Texas Republic Life Insurance Company
c/o OCG Capital LLC
1500 Rosencrans Ave, Suite 500-406
Manhattan Beach CA 90266**

**STATE OF ALABAMA
COUNTY OF SHELBY**


20231114000334340 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/14/2023 02:38:27 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of May, 2022, IMAX Marketing, LLC, an Alabama limited liability company, executed that certain mortgage on real property hereinafter described to OCG Capital, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20220512000195370 and later assigned to Texas Republic Life Insurance Company (the current "Mortgagee") by assignment recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20220805000307410; and

WHEREAS, in and by said mortgage, the mortgagee 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 appropriate 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Texas Republic Life Insurance Company, as the current Mortgagee, 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 22, 2023, October 29, 2023, and November 5, 2023; and

WHEREAS, on November 14, 2023, 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 Texas Republic Life Insurance Company 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, W. Eric Pitts was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Texas Republic Life Insurance Company; and

WHEREAS, Texas Republic Life Insurance Company was the highest bidder and best bidder in the amount of One Hundred Ninety Two Thousand Four Hundred Thirty Two and 00/100 Dollars (\$192,432.00) which sum of money was offered as credit toward a portion of the indebtedness secured by said mortgage,

NOW THEREFORE, in consideration of the premises and a credit in the amount of One Hundred Ninety Two Thousand Four Hundred Thirty Two and 00/100 Dollars (\$192,432.00) toward the indebtedness secured by said mortgage, the said Texas Republic Life Insurance Company, by and through W. Eric Pitts, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee and as auctioneer conducting said sale and attorney in fact for IMAX Marketing, LLC, an Alabama limited liability company, respectively, does hereby grant bargain sell and convey unto **Texas Republic Life Insurance Company** all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

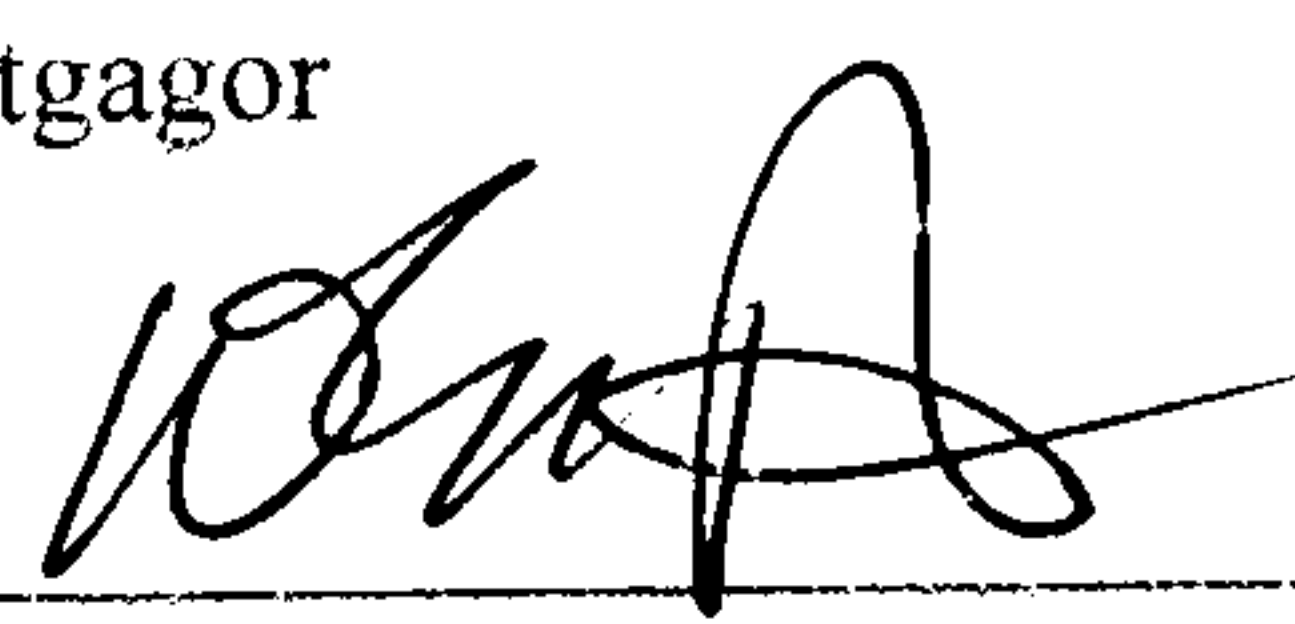
Lot 3, Block 3, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

Said property is commonly known as 1226 Thompson Rd. Alabaster, AL 35007

TO HAVE AND TO HOLD the above described property unto Texas Republic Life Insurance Company, its successors and assigns forever.

IN WITNESS WHEREOF, Texas Republic Life Insurance Company and IMAX Marketing, LLC, an Alabama limited liability company, have caused this instrument to be executed by and through W. Eric Pitts, as auctioneer conducting said sale and as attorney-in-fact for said parties, and said W. Eric Pitts, as said auctioneer and attorney-in-fact for said parties, has hereto set his hand and seal on this 14th day of November, 2023.

IMAX Marketing, LLC, an Alabama limited liability company
Mortgagor

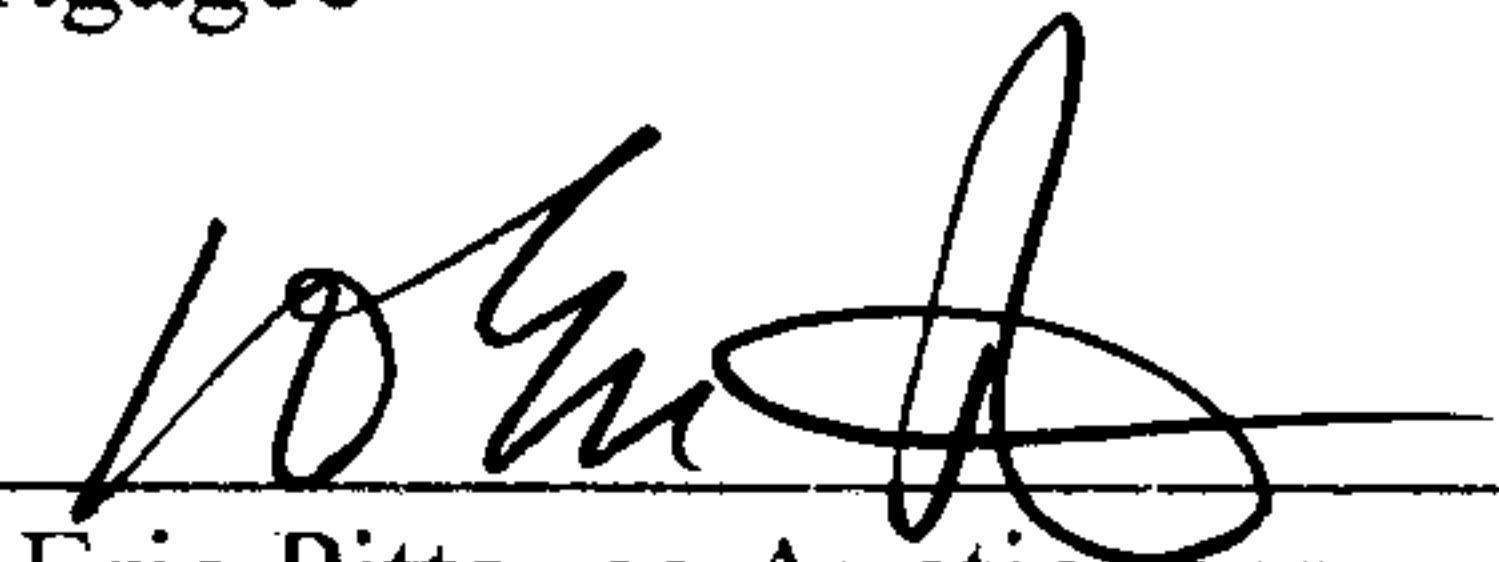
By: 

W. Eric Pitts, as Auctioneer and Attorney-in-Fact and the person
Conducting said sale for the Mortgagee

Texas Republic Life Insurance Company
Mortgagee



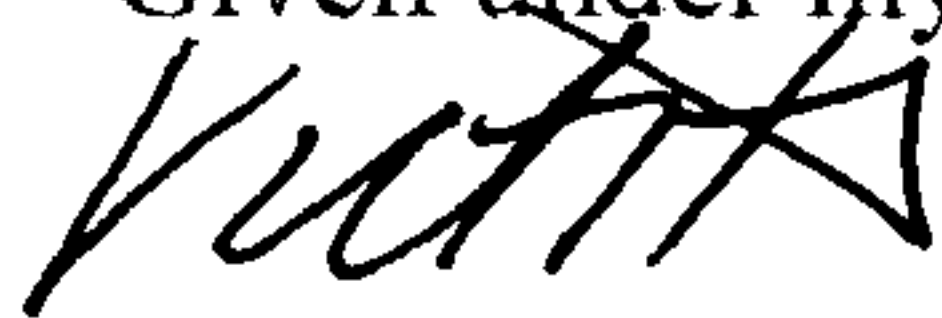
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By: 
W. Eric Pitts, as Auctioneer and Attorney-in-Fact and the person
Conducting said sale for the Mortgagee

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Eric Pitts, whose name as auctioneer and attorney-in-fact for Texas Republic Life Insurance Company and as auctioneer and attorney-in-fact for IMAX Marketing LLC, an Alabama limited liability company 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 auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 14th day of November, 2023.

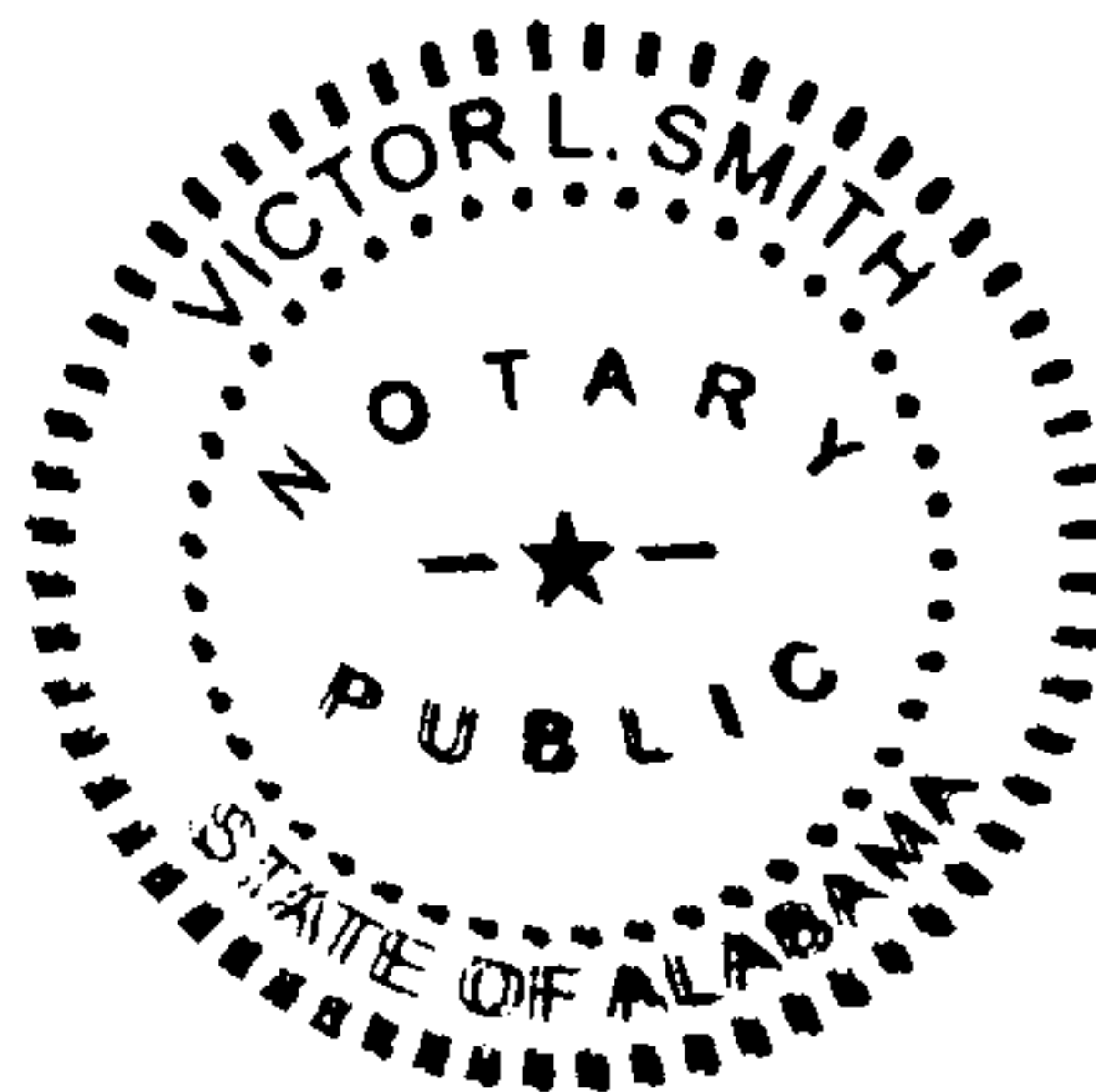


Notary Public

My Commission Expires: 11/19/23

This instrument prepared by:

W. Eric Pitts
W. Eric Pitts LLC
P.O. Box 280
Alabaster, Alabama 35007
(205) 216-4418



Real Estate Sales Validation Form

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

Grantor's Name IMAX Marketing LLC
Mailing Address 205 20th St N
Ste 205
Birmingham AL 35203

Grantee's Name Texas Republic Life Ins. Co
Mailing Address c/o OCG Capital LLC
1500 Rosenkrans Ave Ste 500
Manhattan Beach CA 90266

Property Address 1226 Thomson Rd
Alabaster AL 35007

Date of Sale 11/14/23
Total Purchase Price \$ 192,432.00

or
Actual Value \$

or
Assessor's Market Value \$



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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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Foreclosure Deed

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 11/14/23

Print W Eric RHTS

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1