

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236-0345

SEND TAX NOTICE TO:  
WIN WIN SOLUTIONS, LLC  
7424 E COLGATE PLACE  
DENVER, COLORADO 80231

STATE OF ALABAMA  
SHELBY COUNTY



20231207000353170 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/07/2023 10:40:06 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on **December 22, 2022**, **Tiger Eye Investments, Inc.**, an Alabama Corporation, executed a certain mortgage on property hereinafter described to **Win Win Solutions, LLC**, which mortgage is recorded in **Instrument Number 20230103000001150**, in the Office of the Judge of Probate of **Shelby County, Alabama**; and

**WHEREAS**, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and **Win Win Solutions, LLC**, 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 15, 2023, October 22, 2023 and October 29, 2023**; and

**WHEREAS**, on **November 30, 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 **Win Win Solutions, LLC**, 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**, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **Win Win Solutions, LLC**, and whereas **Win Win Solutions, LLC**, was the highest bidder and best bidder, in the amount of **Three Hundred Fifty-Two Thousand Three Hundred Ninety-Three and 00/100 Dollars (\$352,393.00)** on the indebtedness secured by said mortgage, said **Win Win Solutions, LLC**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Tiger Eye Investments, Inc.**, an Alabama Corporation, does hereby grant, bargain, sell and convey unto **Win Win Solutions, LLC**, the following-described property situated in **Shelby County, Alabama**, to-wit:

**Lot 15, according to the ReSurvey of First Addition to Riverchase Country Club, as recorded in Map Book 7, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** the above-described property unto its heirs 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.



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**IN WITNESS WHEREOF, Win Win Solutions, LLC, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 30<sup>th</sup> day of November, 2023.**

**Tiger Eye Investments, Inc., an Alabama Corporation,**

By: Foster D Key  
FOSTER D. KEY, ATTORNEY-IN-FACT

**Win Win Solutions, LLC,**

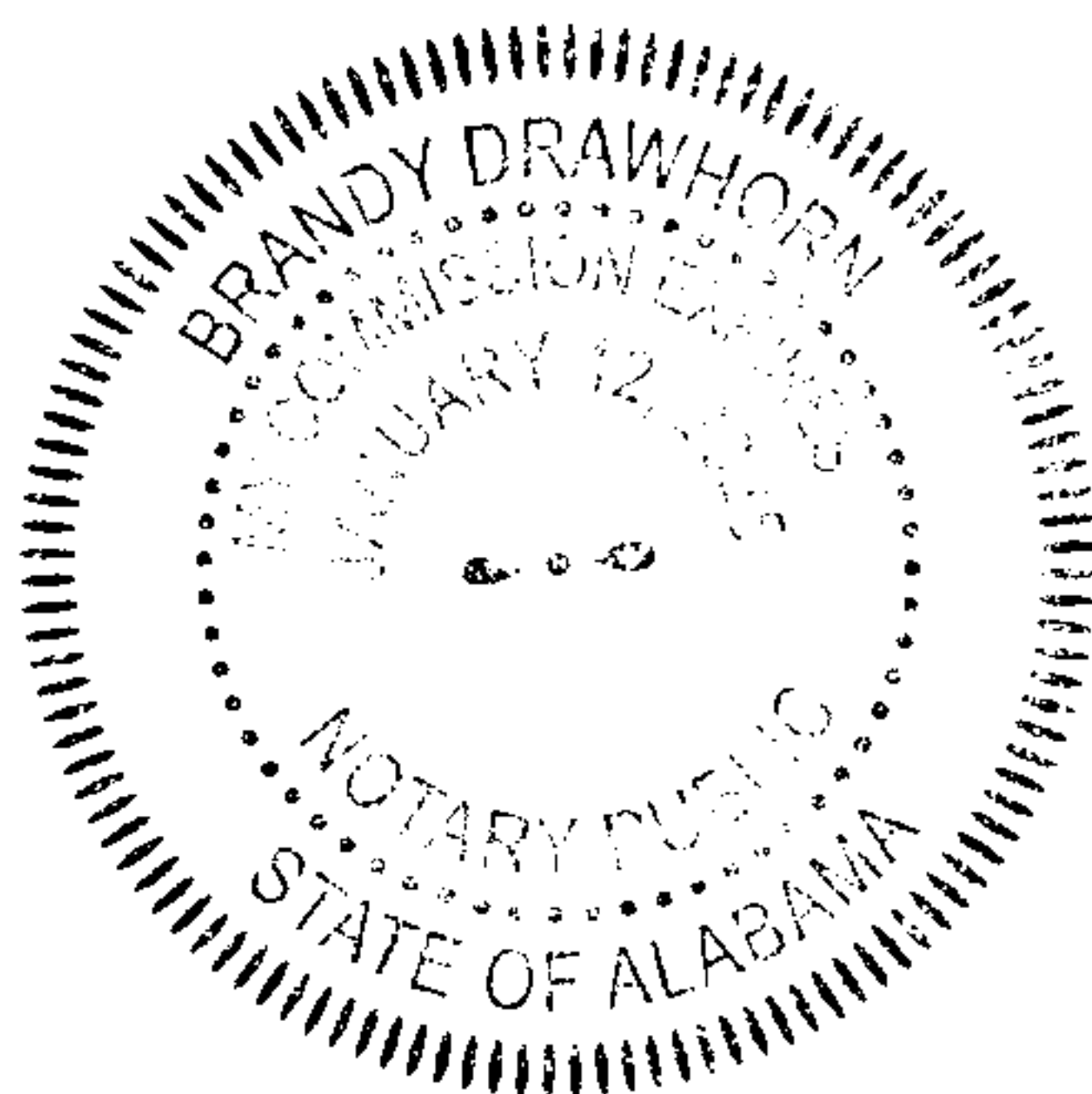
By: Foster D Key  
FOSTER D. KEY  
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D Key  
FOSTER D. KEY  
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Tiger Eye Investments, Inc., an Alabama Corporation,** and as Auctioneer and Attorney-in-Fact for **Win Win Solutions, LLC,** and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 30<sup>th</sup> day of November, 2023.



Brandy Drawhorn  
Notary Public  
My Commission expires: 1/12/2025



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**Real Estate Sales Validation Form**

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

Grantor's Name: **Win Win Solutions, LLC**  
Mailing Address: **7424 E Colgate Place**  
**Denver, Colorado 80231**

Grantee's Name: **Win Win Solutions, LLC**  
Mailing Address: **7424 E Colgate Place**  
**Denver, Colorado 80231**

Property Address: **1016 Riverchase Parkway**  
**Hoover, AL 35244**

Date of Sale: **November 30, 2023**

Total Purchase Price **\$352,393.00**

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
- Sales Contract
- Closing Statement

- Appraisal
- Other

**Front of 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 in 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 11/30/23

Print Foster D. Key

Unattested \_\_\_\_\_  
(verified by)

Sign Foster D. Key  
(Grantor/Grantee/Owner/Agent) circle one