

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 21st day of May, 2009, ROGER ALAN LIMBAUGH, AMANDA M. LIMBAUGH HUSBAND AND WIFE executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS MORTGAGEE, AS NOMINEE FOR NEW SOUTH FEDERAL SAVINGS BANK, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on May 26, 2009, at Instrument Number 20090526000196110, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**, by instrument recorded in at Instrument Number 20210329000155050, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 December 17, 2023, December 24, 2023, December 31, 2023 that the property would be sold on January 9, 2024; and

WHEREAS, on January 9, 2024, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, ALAVEST LLC was the highest bidder in the amount of One Hundred Twenty-Three Thousand and 00/100 dollars (\$123,000.00), on the indebtedness secured by said mortgage; and NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto ALAVEST LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

COMMENCE AT THE TRUE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE S 0°23'53" W ALONG THE WEST LINE OF SECTION 23 FOR 15.83 TO A 3" CAPPED PIPE FOUND AT THE ACCEPTED SOUTHWEST CORNER OF SAID 1/4 1/4, BEING THE POINT OF BEGINNING; THENCE N 0°26'31" E ALONG SAID WEST LINE 251.85' TO A 5/8" REBAR FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF BUSH AVENUE; THENCE N 52°36'06" E ALONG SAID LINE 26.88' TO A PK NAIL SET; THENCE S 28°27'32" E 185.79' TO A 5/8" REBAR SET; THENCE S 05°16'23" E 106.93' TO A 5/8" REBAR SET; THENCE N 89°13'14" W 121.67' TO THE POINT OF BEGINNING.

FILE NO.: SHP-23-05304

TO HAVE AND TO HOLD the above described property unto ALAVEST LLC, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 9 day of January, 2024.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

By: _____

Printed Name: Jonathan Laster

Its: Authorized Signer

STATE OF GEORGIA
COUNTY OF GWINNETT

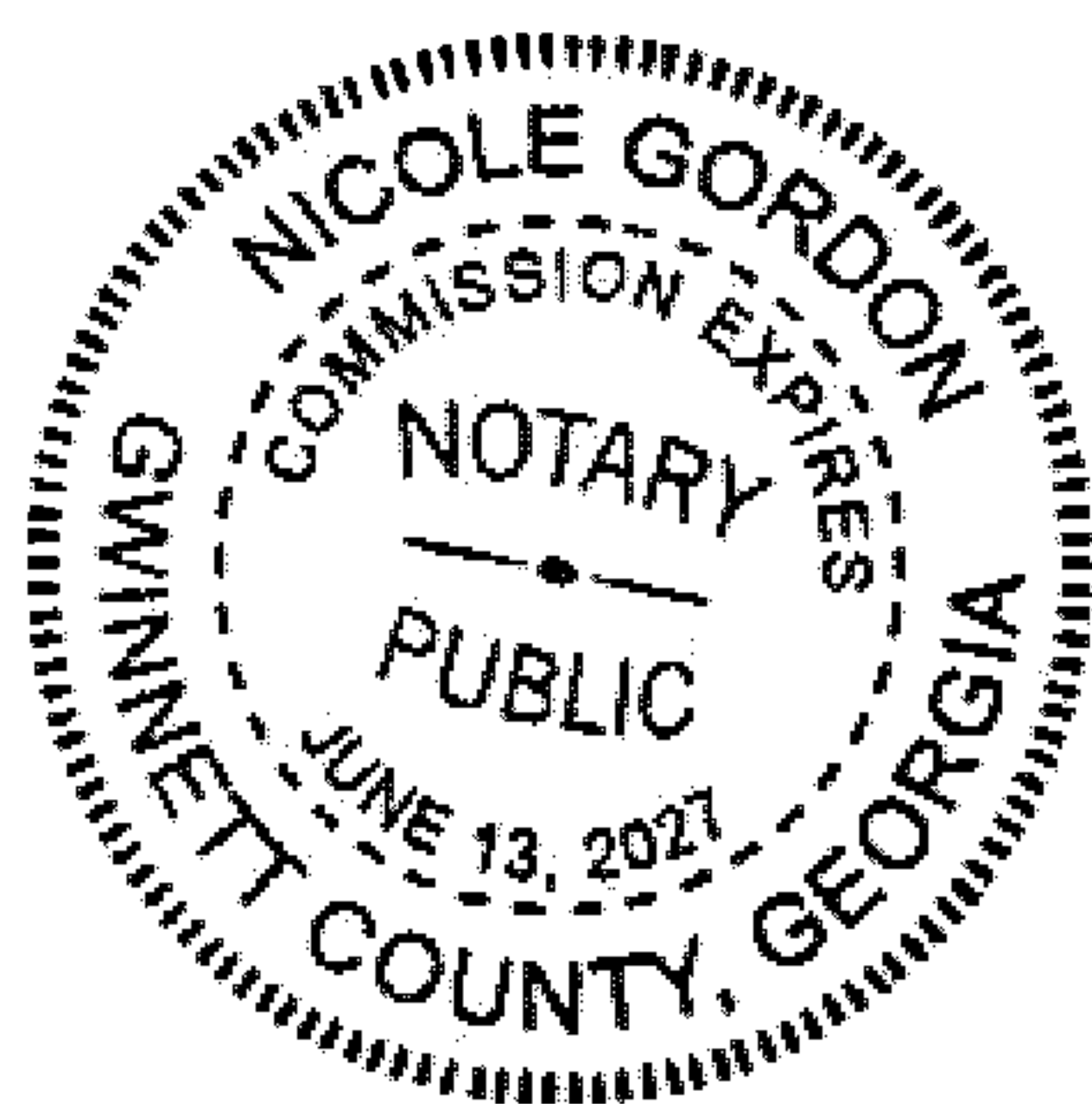
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Laster, acting in his/her capacity as Authorized Signer for NewRez LLC d/b/a Shellpoint Mortgage Servicing, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such Authorized Signer 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 Authorized Signer for NewRez LLC d/b/a Shellpoint Mortgage Servicing.

Given under my hand and official seal on this the 9 day of January, 2024.

Notary Public

My Commission Expires: 10/13/2027

(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 Roger Alan Limbaugh
 Mailing Address Amanda M. Limbaugh
9008 Bush Ave
Leeds, AL 35094

Grantee's Name AlaVest, LLC
 Mailing Address 429 Lorna Square
Hoover, AL 35216

Property Address 9008 Bush Ave
Leeds, AL 35094

Date of Sale 1/9/2024

Total Purchase Price \$ 123,000.00

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
 01/29/2024 12:44:53 PM
 \$156.00 BRITTANI
 20240129000021970

Alvin S. Boyd

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 _____

☐ 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 1/26/2024

Print Audra Aaron Smith

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1