

SEND TAX NOTICE TO:
GITSIT Solutions LLC
333 South Anita Drive Suite #400
Orange, CA 92868
TB File No.: 24-01238-KO-AL

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 27, 2012, Ronald W Mason and Peggy J Mason, husband and wife, executed that certain mortgage on real property hereinafter described to Royal United Mortgage LLC, which said mortgage was recorded in Instrument Number 20120223000065260 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to GITSIT Solutions LLC by instrument recorded in Instrument Number 20240220000044040 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 GITSIT 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 March 10, 2024, March 17, 2024 and March 24, 2024; and

WHEREAS, on April 19, 2024, 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 GITSIT 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, GITSIT Solutions, LLC was the highest bidder and best bidder in the amount of Four Hundred Fifty-Nine Thousand Nine Hundred And 00/100 Dollars (\$459,900.00) on the indebtedness secured by said mortgage, the said GITSIT Solutions LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto GITSIT Solutions, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 8, according to the survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto GITSIT Solutions, LLC, 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, GITSIT Solutions LLC, 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 19th day of April, 2024

GITSIT Solutions LLC

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

By: [Signature]
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

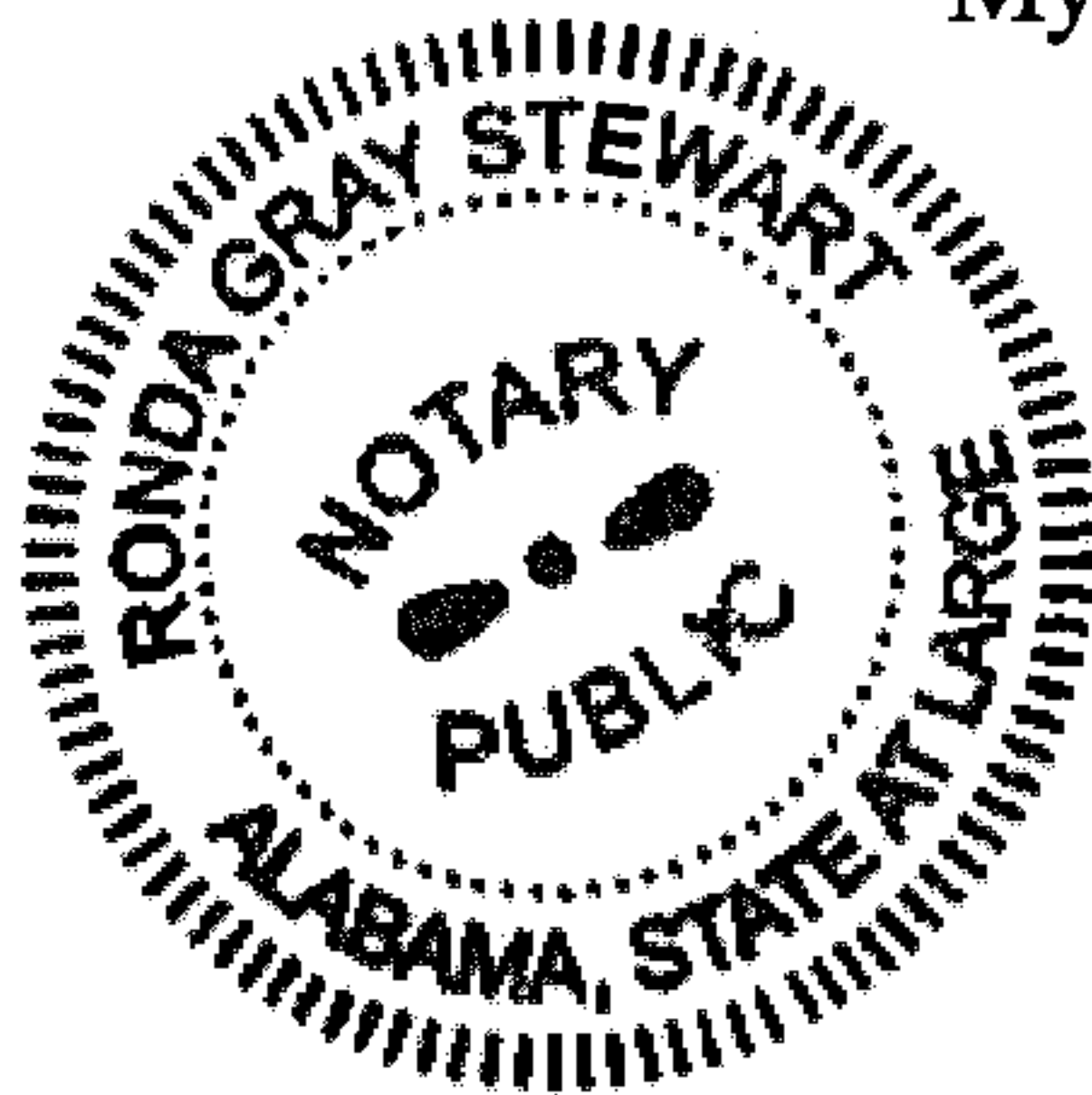
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for GITSIT Solutions LLC, is signed to the foregoing conveyance, and who is known 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).

2024 Given under my hand and official seal on this 19th day of April, 2024

[Signature]
Notary Public

My Commission Expires: _____

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



MY COMMISSION EXPIRES 03/28/2027

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

Grantor's Name	GITSIT Solutions LLC	Grantee's Name	GITSIT Solutions, LLC
Mailing Address	333 South Anita Drive Suite #400	Mailing Address	333 South Anita Drive Suite #400
	Orange, CA 92868		Orange, CA 92868

Property Address	<u>128 Chestnut Lane, Helena, AL 35080</u>	Date of Sale	<u>April 19, 2024</u>
		Total Purchase Price	<u>\$459,900.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other Foreclosure Bid Price
☐ 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 04/19/2024

Print Courtney Gates

Sign Courtney Gates
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested
(verified by) _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2024 09:48:31 AM
\$35.00 BRITTANI
20240423000116810

Allen S. Bayl