

SEND TAX NOTICES TO:

Groundfloor Properties GA LLC
600 Peachtree Street NE
Suite 810
Atlanta, GA 30308

**GRANTOR: Horse Creek Legacy Properties
L.L.C.**

GRANTEE: Groundfloor Properties GA LLC

For Informational Purposes Only:

Property Address: 153 Camelia Street, Harpersville, AL, 35078

Purchase Price: \$57,000.00 ***Mortgagee credit***

Sale Date: April 16, 2024

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on January 26, 2022, Derrione Norwood on behalf of Horse Creek Legacy Properties L.L.C., executed a certain mortgage on the property hereinafter described to Groundfloor Real Estate 1, LLC which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 26, 2022 at Instrument Number 20220126000037030; and subsequently transferred and assigned to Groundfloor Properties GA LLC and said assignment being recorded at Instrument Number 20240212000034020; in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week

for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Groundfloor Properties GA LLC, ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 17, 2024, March 24, 2024, and March 31, 2024; and

WHEREAS, on April 16, 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 and properly conducted, and Groundfloor Properties GA LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, David Sigler was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Groundfloor Properties GA LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Groundfloor Properties GA LLC in the amount of \$57,000.00, which sum of money Groundfloor Properties GA LLC offered to credit on the indebtedness secured by said mortgage, and the said Groundfloor Properties GA LLC, by and through Jeff G. Underwood, as attorney for said Groundfloor Properties GA LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Groundfloor Properties GA LLC the following described property situated in Shelby County, Alabama, to-wit:

**LOT 5, ACCORDING TO THE SURVEY OF L.N. WYATT SUBDIVISION NO. 1
AS RECORDED IN MAP BOOK 3, PAGE 129, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD the above described property to Groundfloor Properties GA LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Groundfloor Properties GA LLC has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 8th day of July, 2024.

Groundfloor Properties GA LLC

By: [Signature]
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Groundfloor Properties GA LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for Groundfloor Properties GA LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 8th day of July, 2024.

[Signature]
Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E., Suite 700
Atlanta, GA 30305



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

Grantor's Name	Horse Creek Legacy Properties L.L.C.	Grantee's Name	Groundfloor Properties GA LLC
Mailing Address	212 W Troy St Dothan AL 35209	Mailing Address	600 Peachtree Street NE Suite 810 Atlanta, GA 30308
Property Address	153 Camelia Street, Harpersville, AL, 35078	Date of Sale	April 16, 2024
		Total Purchase Price	\$57,000.00
		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	☐ Appraisal
☐ Sales Contract	☒ Other- 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

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 7-8-24

Print Jeff Underwood

☐ Unattested ☐ (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2024 08:30:24 AM
\$34.00 PAYGE
20240709000205110

Alli S. Byrd