

SEND TAX NOTICE TO:  
NewRez LLC d/b/a Shellpoint Mortgage  
Servicing  
55 Beattie Place, Suite 600  
Greenville, SC 29601  
TB File No.: 25-01366-SM-AL

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 3, 2024, Jason D. Mumpfield, unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC DBA Veterans United Home Loans, its successors and assigns, which said mortgage was recorded in Instrument Number 20240507000134000 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing by instrument recorded in Instrument Number 20241010000318100 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 2, 2025, March 9, 2025 and March 16, 2025; and

WHEREAS, on April 4, 2025, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing was the highest bidder and best bidder in the amount of Two Hundred Seventy Thousand Six Hundred Forty-One And 00/100 Dollars (\$270,641.00) on the indebtedness secured by said mortgage, the said NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto NewRez LLC d/b/a Shellpoint Mortgage Servicing all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 44, according to the Survey of Lacey's Grove, Phase One, as recorded in Map Book 35, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 8<sup>th</sup> day of April, 2025

NewRez LLC d/b/a Shellpoint Mortgage  
Servicing

By: Tiffany & Bosco, P.A.

Its: Attorney

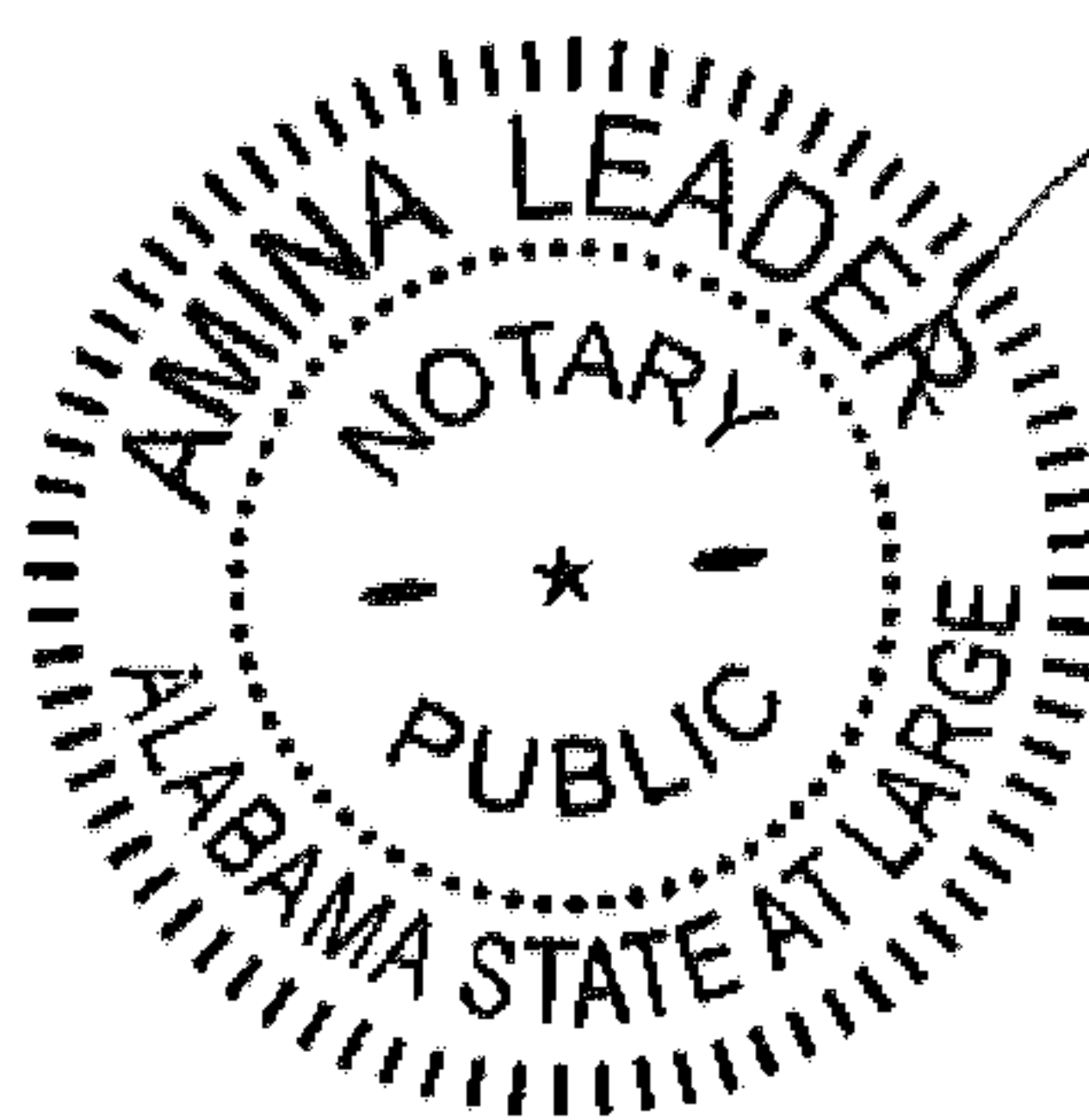
By:   
Ginny Rutledge, Esq.

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 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 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).

Given under my hand and official seal on this 8<sup>th</sup> day of April, 2025



  
Notary Public

My Commission Expires.

**MY COMMISSION EXPIRES 02/16/2027**

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

## REAL ESTATE SALES VALUATION FORM

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

Grantor's Name	NewRez LLC d/b/a Shellpoint Mortgage Servicing	Grantee's Name	NewRez LLC d/b/a Shellpoint Mortgage Servicing
----------------	---	----------------	---

Mailing Address	55 Beattie Place, Suite 600  Greenville, SC 29601	Mailing Address	55 Beattie Place, Suite 600  Greenville, SC 29601
-----------------	---	-----------------	---

Property Address 252 Lacey Ave, Alabaster,  
AL 35114

Date of Sale April 4, 2025

Total Purchase Price \$270,641.00

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 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 4/7/2025

Print Evelyn Crowe

☐ Unattested

(verified by)

Sign Evelyn Crowe

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/11/2025 09:27:52 AM  
\$36.00 PAYGE  
20250411000107520

Alexis Bayl