

SEND TAX NOTICES TO:

Carrington Mortgage Services LLC
P.O. Box 40724
Lansing, MI 48901-7924

GRANTOR: Fred Underwood

**GRANTEE: Carrington Mortgage Services
LLC**

For Informational Purposes Only:

Property Address: 1205 Egg and Butter Road, Columbiana, AL 35051

Purchase Price: \$58,958.35 ***Mortgagee credit***

Sale Date: March 25, 2025

STATE OF ALABAMA
COUNTY OF SHELBY

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)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on November 5, 2015, Fred Underwood, unmarried, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 12, 2015 at Instrument Number 20151112000391230; and subsequently transferred and assigned to Carrington Mortgage Services LLC and said assignment being recorded at Instrument Number 20240305000060060; 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 Carrington Mortgage Services 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 January 26, 2025, February 2, 2025, and February 9, 2025; and

WHEREAS, on March 25, 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 and properly conducted, and Carrington Mortgage Services 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 Carrington Mortgage Services LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Carrington Mortgage Services LLC in the amount of \$58,958.35, which sum of money Carrington Mortgage Services LLC offered to credit on the indebtedness secured by said mortgage, and the said Carrington Mortgage Services LLC, by and through Jeff G. Underwood, as attorney for said Carrington Mortgage Services LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Carrington Mortgage Services LLC the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby county, Alabama to wit:

COMMENCE AT THE SW CORNER OF SW ONE QUARTER OF SW ONE QUARTER OF SECTION 36, TOWNSHIP 21, RANGE 1 WEST, THENCE

IN WITNESS WHEREOF, Carrington Mortgage Services 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 11th day of April, 2025.

By: Jeff G. Underwood, Attorney for Transferee

1823-724A

GIVEN under my hand, on this 17th day of April, 2025.

Grace Branton

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Jeff G. Underwood

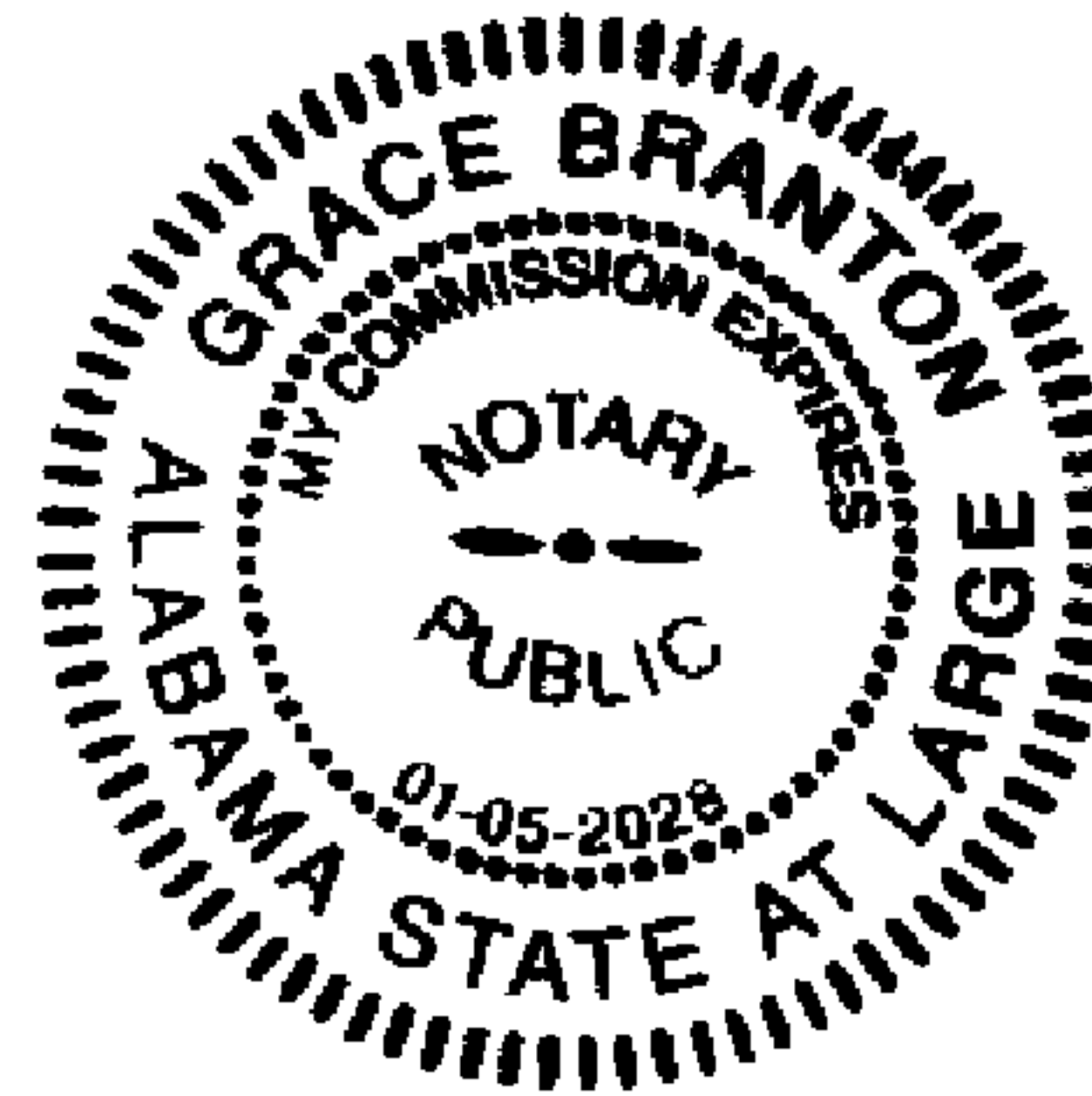
Aldridge Pite, LLP

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	Fred Underwood	Grantee's Name	Carrington Mortgage Services LLC
Mailing Address	C/O Edward Underwood 104 Wood Lane Columbiana AL 35051	Mailing Address	P.O. Box 40724 Lansing, MI 48901-7924
Property Address	1205 Egg And Butter Road, Columbiana, AL 35051	Date of Sale	March 25, 2025
		Total Purchase Price	\$58,958.35
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other- Foreclosure Deed
<input type="checkbox"/> 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 4-11-25Print Jeff UnderwoodUnattestedSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/14/2025 08:12:25 AM
\$38.00 PAYGE
20250414000108610

Alli S. Bayl

Form RT-1