

SEND TAX NOTICE TO:
NewRez LLC d/b/a Shellpoint Mortgage
Servicing
55 Beattie Place, Suite 600
Greenville, SC 29601
TB File No.: 25-01283-SM-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, June 5, 2024, Adonna Bowen and Pearlie Walker, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for LeaderOne Financial Corporation, its successors and assigns, which said mortgage was recorded in Instrument Number 20240905000276110 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 20241227000395260 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 15, 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 Thirty-Eight Thousand Two Hundred Eighty And 00/100 Dollars (\$238,280.00) 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 47, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office 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 16th day of April, 2025

NewRez LLC d/b/a Shellpoint Mortgage
Servicing

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 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 16th day of April, 2025

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



Amina Leader
Notary Public
My Commission Expires: MY COMMISSION EXPIRES 02/16/2027

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	<u>1272 Kensington Blvd,</u> <u>Calera, AL 35040</u>	Date of Sale	<u>April 15, 2025</u>
		Total Purchase Price	<u>\$238,280.00</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
 _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 X Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

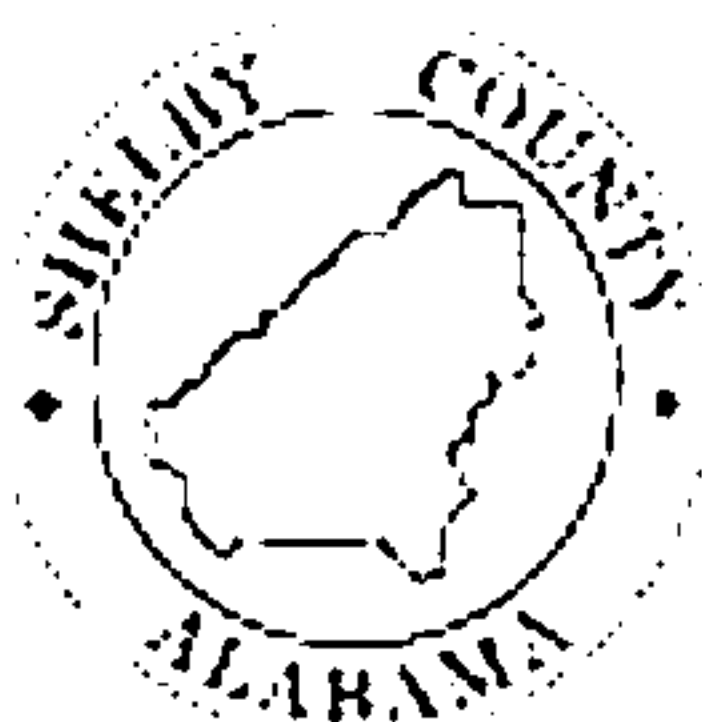
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/15/2025

____ Unattested _____
(verified by)

Print Enslin Crowe

Sign Enslin Crowe
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2025 09:09:41 AM
\$37.00 BRITTANI
20250418000116000

Allie S. Bayal