

PREPARED BY:
Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLP
505 20th Street N, Suite 1775
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: as Instrument No. 20101221000429090

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, December 8, 2010, **Mary F Tortorice, a single woman, Mortgagor**, did execute a certain mortgage to **MetLife Home Loans, a Division of MetLife Bank, N.A.**, which said mortgage is recorded as Instrument No. 20101221000429090, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Siwell Inc, DBA Capital Mortgage Services of Texas**, as transferee, said transfer is recorded as Instrument No. 20250225000055950, aforesaid records, and Siwell Inc, DBA Capital Mortgage Services of Texas, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Siwell Inc, DBA Capital Mortgage Services of Texas did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 04/20/2025,04/27/2025,05/04/2025; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on May 20, 2025, the day on which the foreclosure sale 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 Siwell Inc, DBA Capital Mortgage Services of Texas did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Siwell Inc, DBA Capital Mortgage Services of Texas in the amount of **TWO HUNDRED FORTY-NINE THOUSAND DOLLARS AND NO CENTS (\$249,000.00)** which sum the said Siwell Inc, DBA Capital Mortgage Services of Texas offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Siwell Inc, DBA Capital Mortgage Services of Texas; and

NOW, THEREFORE, in consideration of the premises and the credit of **TWO HUNDRED FORTY-NINE THOUSAND DOLLARS AND NO CENTS (\$249,000.00)**, cash, on the indebtedness secured by said mortgage, Siwell Inc, DBA Capital Mortgage Services of Texas, by and through McCalla Raymer Leibert Pierce, LLP as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Siwell Inc, DBA Capital Mortgage Services of Texas, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:


Lot 97, according to the Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Siwell Inc, DBA Capital Mortgage Services of Texas, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Siwell Inc, DBA Capital Mortgage Services of Texas have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLP, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLP, as said attorney, has hereto set its hand and seal on the 27th day of May, 2025.

Siwell Inc, DBA Capital Mortgage Services of Texas

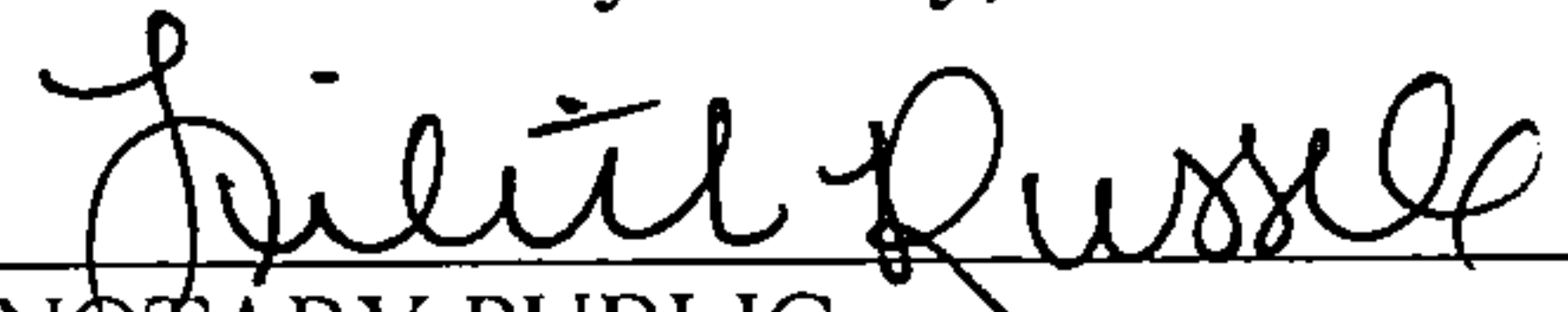
By: McCalla Raymer Leibert Pierce, LLP
Its: Attorney at Law

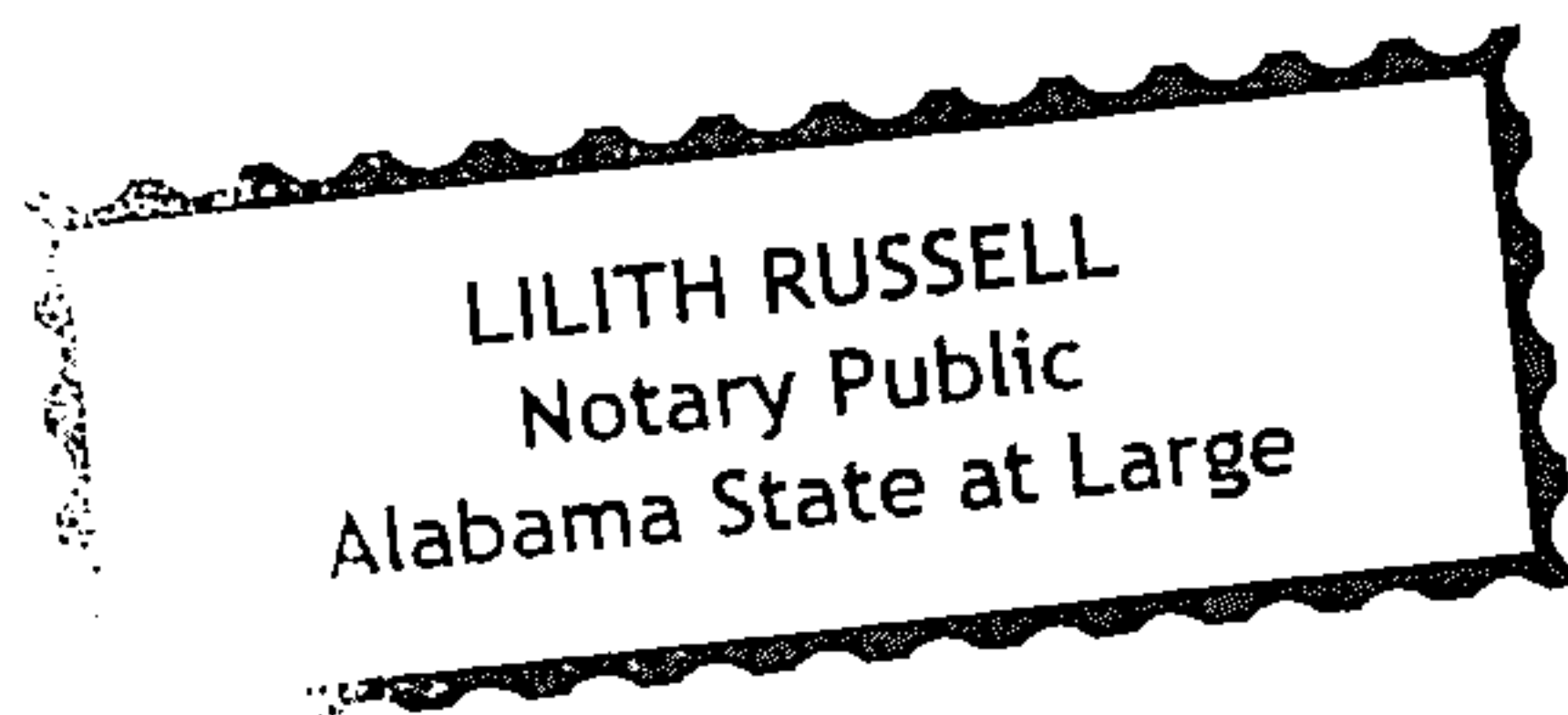
By: 
Matthew W. Penhale, Esq.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew W. Penhale, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLP, acting in its capacity as attorney at law for Siwell Inc, DBA Capital Mortgage Services of Texas, 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 the conveyance, he, in his capacity as such attorney and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of May, 2025.


NOTARY PUBLIC
My Commission Expires: 11/03/2026



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

Grantor's Name	<u>Mary F Tortorice;</u>	Grantee's Name	<u>Siwell Inc, DBA Capital Mortgage</u>
	<u>221 High Ridge Drive</u>		<u>Services of Texas</u>
Mailing Address	<u>Pelham, AL 35124</u>	Mailing Address	<u>4212 50th Street</u>
	<u>221 High Ridge Drive</u>		<u>Lubbock, TX 79413</u>
Property Address	<u>Pelham, AL 35124</u>	Date of Sale	<u>May 20, 2025</u>
		Total Purchase price	<u>\$249,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessed Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>X</u> Other FC Sale
<u>Closing Statement</u>	

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 to property is being conveyed.

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 5-27-25 Print Math Runkle

X Unattested Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



25-06722AL

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 10:35:59 AM
\$32.00 JOANN
20250529000163370

Allen S. Bayl