

**SEND TAX NOTICES TO:**

Carrington Mortgage Services LLC  
1600 South Douglass Road  
Suite 200-A  
Anaheim CA 92806

**GRANTOR: Dana Walden**

**GRANTEE: Carrington Mortgage Services  
LLC**

For Informational Purposes Only:  
Property Address: 12 Heritage Road Shelby, AL 35143  
Purchase Price: \$67,613.86 \*\*\*Mortgagee credit\*\*\*  
Sale Date: July 17, 2025

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS,** That whereas heretofore on October 9, 2017, Dana Walden, single, 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 October 16, 2017 at Instrument Number 20171016000375660; and subsequently transferred and assigned to Carrington Mortgage Services LLC and said assignment being recorded at Instrument Number 20250210000039680; 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

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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 June 8, 2025, June 15, 2025, and June 22, 2025; and

**WHEREAS**, on July 17, 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 \$67,613.86, 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:**

**SURFACE RIGHTS ONLY TO: LOTS 7, 8, 9 AND THAT PART OF LOT 10  
LYING WEST OF SHELBY COUNTY HIGHWAY NO. 47, ALL IN BLOCK 62,  
ACCORDING TO SAFFORDS MAP OF THE TOWN OF SHELBY, DATED 1890,**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD** the above described property to Carrington Mortgage Services 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**, 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 22<sup>nd</sup> day of July, 2025.

**Carrington Mortgage Services 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 Carrington Mortgage Services 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 Carrington Mortgage Services 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 22<sup>nd</sup> day of July, 2025.

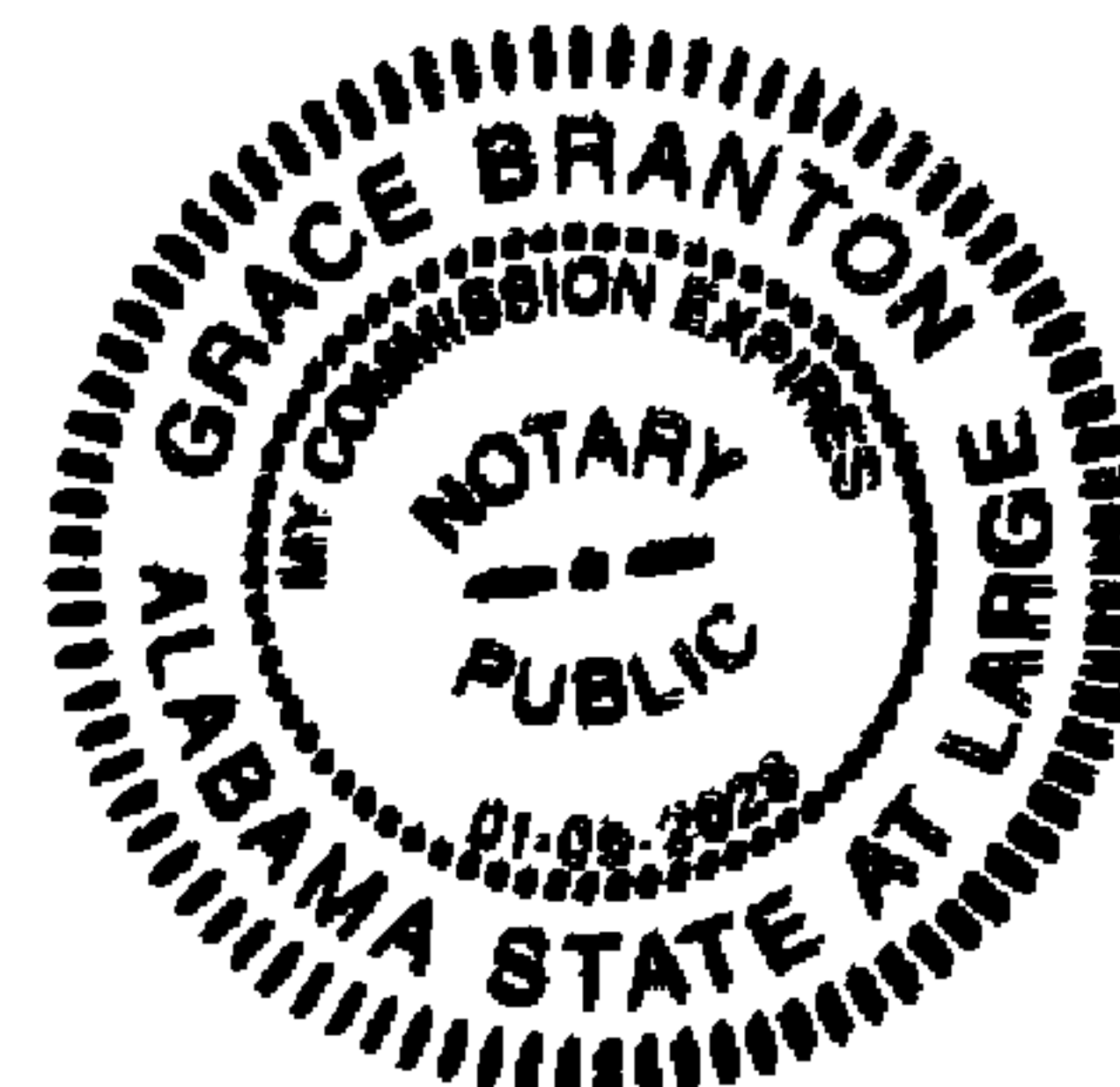
[Signature]  
Notary Public

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

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

Grantor's Name	Dana Walden	Grantee's Name	Carrington Mortgage Services LLC
Mailing Address	12 Heritage Road Shelby AL 35143	Mailing Address	1600 South Douglass Road Suite 200-A Anaheim CA 92806
Property Address	12 Heritage Road Shelby, AL 35143	Date of Sale	July 17, 2025
		Total Purchase Price	\$67,613.86
		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 7-22-25

Print Jeff Underwood

           Unattested

Sign [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  
 07/23/2025 11:03:35 AM  
 \$35.00 JOANN  
 20250723000223490

*Alvin S. Beryl*

**Form RT-1**