

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That JASON RUNYAN, unmarried, did, on to-wit, April 30th, 2018, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for DHI Mortgage Company, Ltd., which mortgage is recorded in Instrument No. 20180501000147490 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to REGIONS BANK d/b/a REGIONS MORTGAGE by instrument recorded in said Probate Court records by instrument recorded in Instrument No. 2025032600009090 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said REGIONS BANK d/b/a REGIONS MORTGAGE 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of June 29, 2025, July 6, 2025 and July 13, 2025; and

WHEREAS, on August 5th, 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 sale was duly and properly conducted, and REGIONS BANK d/b/a REGIONS MORTGAGE did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said FREEDOM DRIVEN PROPERTIES, LLC in the amount of TWO HUNDRED THIRTY EIGHT THOUSAND and 00/100ths (\$238,000.00) DOLLARS, which sum the said FREEDOM DRIVEN PROPERTIES, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said FREEDOM DRIVEN PROPERTIES, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of TWO HUNDRED THIRTY EIGHT THOUSAND and 00/100ths (\$238,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said JASON RUNYAN, acting by and through the said REGIONS BANK d/b/a REGIONS MORTGAGE by Kris Cinnamon, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said REGIONS BANK d/b/a REGIONS MORTGAGE by Kris Cinnamon as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Kris Cinnamon as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto FREEDOM DRIVEN PROPERTIES, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 356, according to the Survey of The Reserve at Timberline Sector 4, Phase Two as recorded in Map Book 48, Page 25, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD THE above-described property unto the said FREEDOM



DRIVEN PROPERTIES, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes, easements, encumbrances, reservations and exceptions reflected in the mortgage and/or those contained in the records of the office of the Judge of Probate of the county where the above-described property is situated.

IN WITNESS WHEREOF, the said REGIONS BANK d/b/a REGIONS MORTGAGE has caused this instrument to be executed by Kris Cinnamon as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Kris Cinnamon has executed this instrument in his/her capacity as such auctioneer on this the 6th day of August, 2025.

JASON RUNYAN  
Mortgagors



20250812000246130 2/3 \$270.00  
Shelby Cnty Judge of Probate, AL  
08/12/2025 12:29:57 PM FILED/CERT

By: REGIONS BANK d/b/a REGIONS MORTGAGE  
Mortgagee or Transferee of Mortgagee

By: Kris Cinnamon  
As Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of  
Mortgagee

REGIONS BANK d/b/a REGIONS MORTGAGE  
Mortgagee or Transferee of Mortgagee

By: Kris Cinnamon  
As Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of  
Mortgagee

Kris Cinnamon  
As Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

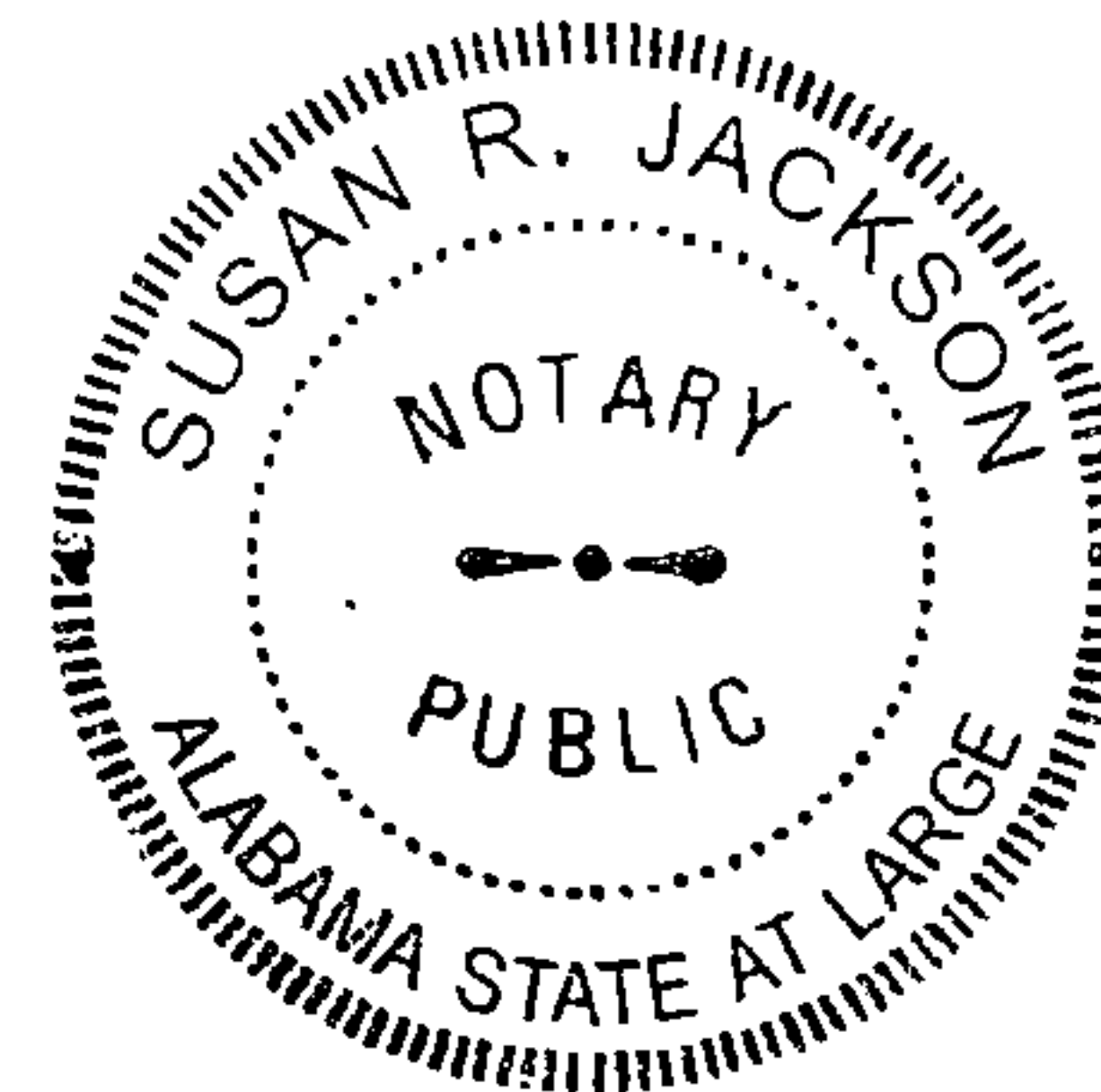
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Kris Cinnamon, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2025.

Susan R. Jackson  
NOTARY PUBLIC

MY COMMISSION EXPIRES 04/05/2026



This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD JOHNSTON, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616

Send Tax notice to:  
Grantee's Address:  
4496 Eaglewood Dr.  
Bessemer, AL 35022

# Real Estate Sales Validation

20250812000246130 3/3 \$270.00  
Shelby Cnty Judge of Probate, AL  
08/12/2025 12:29:57 PM FILED/CERT

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

Grantor's Name Jason Runyan  
Mailing Address \_\_\_\_\_

Grantee's Name Freedom Driven Properties  
Mailing Address \_\_\_\_\_

1111 Aronimink Dr.  
Calera, AL 35040

4496 Eaglewood Dr.  
Bessemer AL 35022

Property Address 1111 Aronimink Dr.  
Calera, AL 35040

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 238,000

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  
☐ Other

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 8-12-25

Print Brandon McLeods

Unattested

Sign

Brandon McLeods

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1