

SEND TAX NOTICE TO:  
Albertelli Law  
420 North 20<sup>th</sup> Street, Suite 2249  
Birmingham, AL 35203

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of June, 2013, Neil Gutowski and Rachel Gutowski, , executed that certain mortgage on real property hereinafter described to Bank of America, N.A. a National Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130806000319580, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, ("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 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 Nationstar Mortgage LLC 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, in a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 9, 2025, March 16, 2025 and March 23, 2025; and

WHEREAS, on April 1, 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 Nationstar Mortgage LLC did offer for sale and sell at public outcry in front of the Courthouse door in, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, AlaVest, LLC was the highest bidder and best bidder in the amount of \$270,500.00 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC does hereby remise, release, quitclaim and convey unto AlaVest, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 807 ACCORDING TO THE SURVEY OF 15TH ADDITION TO RIVERCHASE  
COUNTRY CLUB AS RECORDED IN MAP BOOK 8, PAGE 168, SHELBY  
COUNTY, ALABAMA RECORDS.

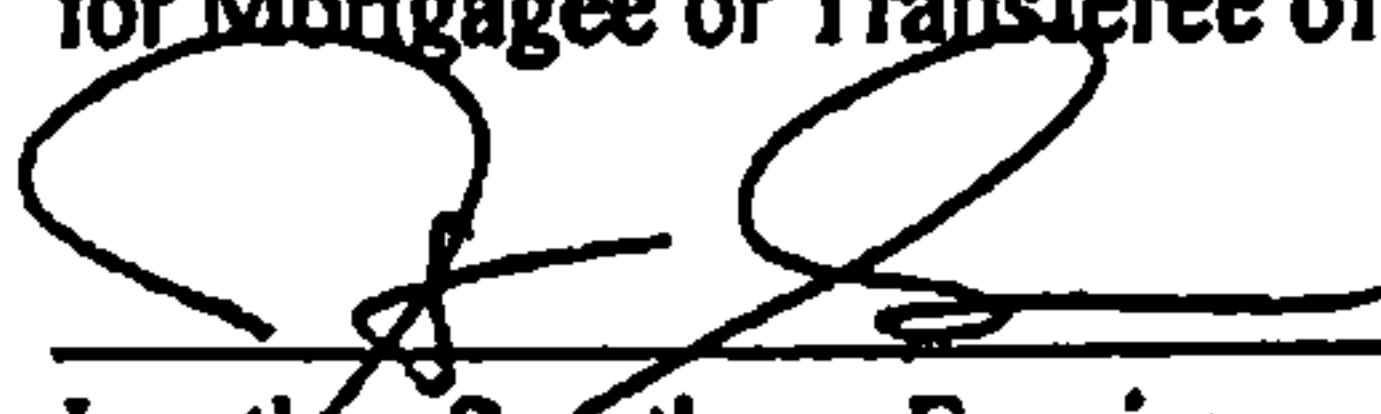
TO HAVE AND TO HOLD the above described property unto AlaVest, LLC its successors/heirs and assigns, forever, subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to

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 aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Mortgagee or Transferee of Mortgagee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 29th day of July, 2025.

Nationstar Mortgage LLC

By: Albertelli Law, as attorney conducting said sale  
for Mortgagee or Transferee of Mortgagee

  
Jonathan Smothers, Esquire

State of ALABAMA )  
County of WALKER )

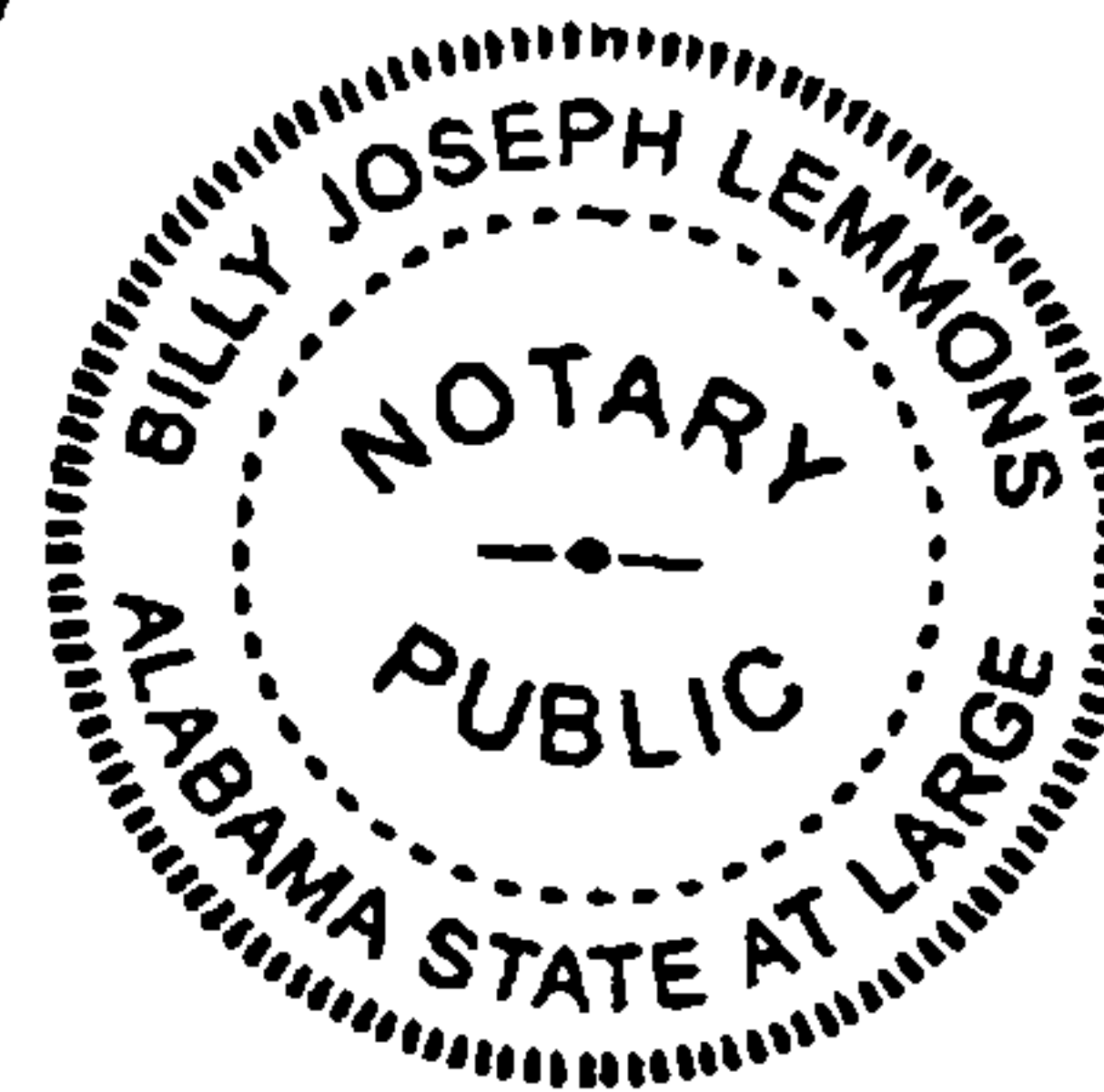
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, acting in its capacity as attorney for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

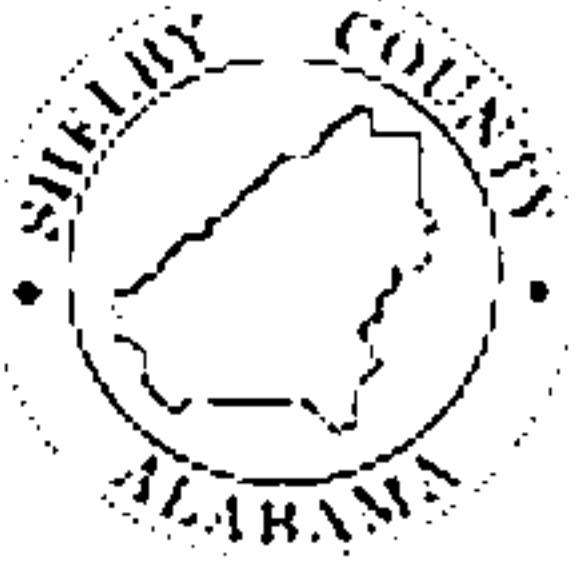
Given under my hand and official seal on this 29th day of July, 2025.

  
Notary Public  
My Commission Expires: 2/1/2027

This instrument prepared by:  
Jonathan Smothers, Esquire  
Albertelli Law  
420 North 20<sup>th</sup> Street, Suite 2249  
Birmingham, AL 35203  
25-001965

*MAP# 25-0061*





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/22/2025 11:13:47 AM  
 \$300.50 JOANN  
 20250822000258680

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Neil Gutowski  
 Mailing Address Rachel Gutowski  
2028 Shagbark Rd  
Hoover, AL 35244

Grantee's Name AlaVest, LLC  
 Mailing Address 429 Lorna Sq  
Birmingham, AL 35216

Property Address 2028 Shagbark Rd  
Hoover, AL 35244  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 4/1/2025  
 Total Purchase Price \$ 270,500.00  
 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 Foreclosure

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 8/21/2025

Print Mark A. Pickens

Unattested

Sign

(verified by)

*[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one