

SEND TAX NOTICE TO:  
AlaVest, LLC  
429 Lorna Sq  
Birmingham AL 35216

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, August 31, 2021, Brian K. Richardson, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. MERS solely as nominee for Rocket Mortgage, LLC. FKA Quicken Loans, LLC, which said mortgage was recorded in Instrument No. 20210907000435500 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by instrument recorded in Instrument No. 20250408000103950 in the aforesaid Probate Office 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 Rocket Mortgage, LLC f/k/a Quicken Loans, 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 by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 27, 2025, August 3, 2025 and August 10, 2025; and

WHEREAS, on September 23, 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 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 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, AlaVest, LLC was the highest bidder and best bidder in the amount of One Hundred Twenty Thousand One Hundred Fifty-Eight And 48/100 Dollars (\$120,158.48) on the indebtedness secured by said mortgage, the said Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim 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 10, Block 2, according to the survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, 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 AlaVest, LLC, 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, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, 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 26<sup>th</sup> day of September, 2025

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

By: Tiffany & Bosco, P.A.  
Its: Attorney


By:   
Ginny Rutledge, Esq.

STATE OF ALABAMA )

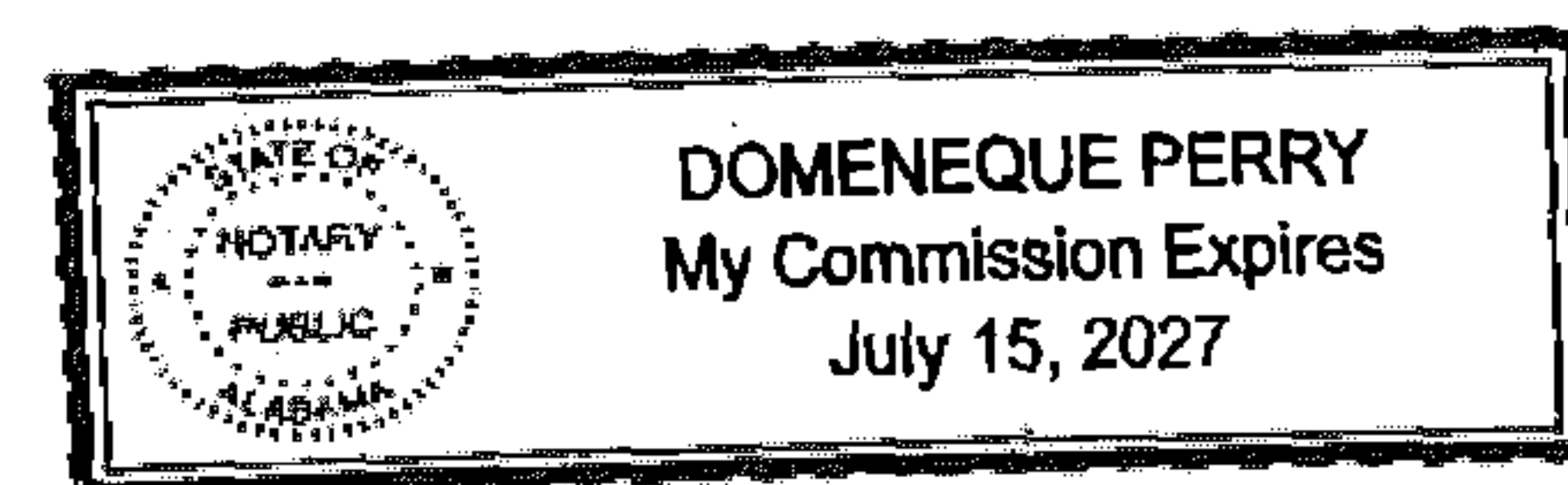
JEFFERSON COUNTY )

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 Rocket Mortgage, LLC f/k/a Quicken Loans, 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 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.

2025 Given under my hand and official seal on this 26<sup>th</sup> day of September.

  
Notary Public  
My Commission Expires: 7/15/2027

This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>th</sup> Place South  
Suite 300  
Homewood, Alabama 35223  
TB File No.: 25-06291-QQ-AL



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

Grantor's Name	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC	Grantee's Name	AlaVest, LLC
Mailing Address	c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  1050 Woodward Ave. Detroit, MI 48226	Mailing Address	429 Lorna Sq Birmingham, AL 35216
Property Address	<u>316 Willow Glen Ct,</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>September 23, 2025</u>
		Total Purchase Price	<u>\$120,158.48</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
   
 ☐ Appraisal  
☐ Sales Contract
   
 ☒ Other Foreclosure Bid Price  
☐ 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.

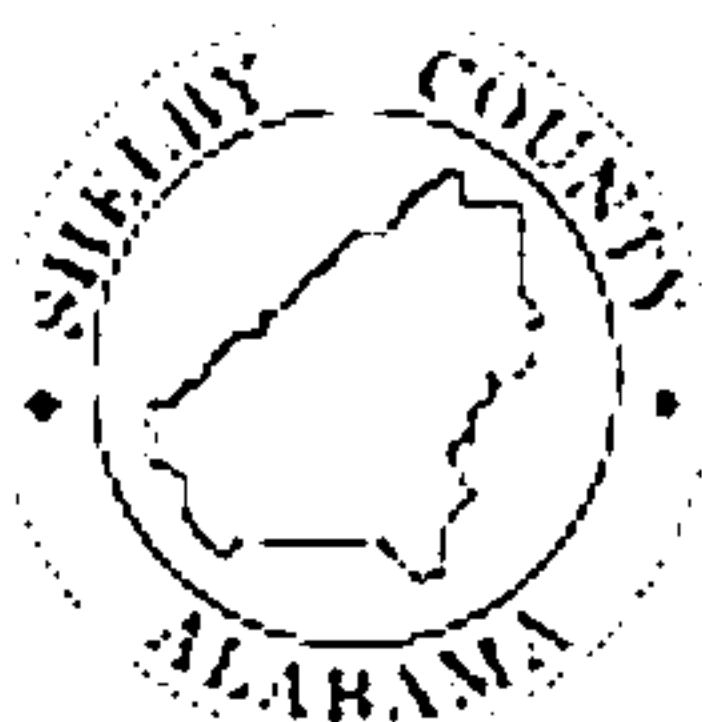
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/25/2025

Print Dani Brown

☐ Unattested  
RDB  
 (verified by)

Sign Dani Brown  
 (Grantor / Grantee / Owner / Agent circle one)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/26/2025 11:30:45 AM  
 \$154.50 KELSEY  
 20250926000295750

*Allen S. Bayl*