

SEND TAX NOTICE TO:
Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806
TB File No.: 25-05121-CE-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, April 17, 2023, Taylor Scott White and Taylor Raine Lenz, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Renasant Bank, which said mortgage was recorded in Instrument Number 20230419000112130 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Carrington Mortgage Services, LLC by instrument recorded in Instrument Number 20250916000280050 in the aforesaid Probate Office (hereafter "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 Carrington Mortgage Services, 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 June 1, 2025, June 8, 2025 and June 15, 2025; and

WHEREAS, on October 31, 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 Carrington Mortgage Services, 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, Carrington Mortgage Services, LLC was the highest bidder and best bidder in the amount of One Hundred Twenty-Seven Thousand Six Hundred Fifty And 00/100 Dollars (\$127,650.00) on the indebtedness secured by said mortgage, the said Carrington Mortgage Services, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Carrington Mortgage Services, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

A parcel of land situated in or near the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West and run North 85 degrees 30 minutes East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 degrees East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A"; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10.0 feet South of the Southern line of the Right of Way of Southern Railroad; thence South 53 degrees 50 minutes West parallel with the South line of said Right of Way 90.0 feet to the Point of Beginning of the parcel herein described, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence continue parallel with said Southern Line of Right of Way of Southern Railroad 85.0 feet, said point being 10.0 feet South of the Southern line of said Right of way of said Southern Railroad; thence run in a Southerly direction 210 feet, more or less, to a point on the center of the Old Columbiana-Saginaw cutoff road which is 195.0 feet measured in a Westerly direction from said reference point "A" along the center line of said road; thence in a Easterly direction along the center of said Old Columbiana-Saginaw cut off road 97.0 feet; thence in a Northerly direction 215 feet, more or less, to the Point of Beginning. According to the Survey of Robert O. Blain, AL. Reg. Number 9789, dated November 34, 1994.

TO HAVE AND TO HOLD the above described property unto Carrington Mortgage Services, 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, Carrington Mortgage Services, 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 31st day of October, 2025.

Carrington Mortgage Services, 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 Carrington Mortgage Services, 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).

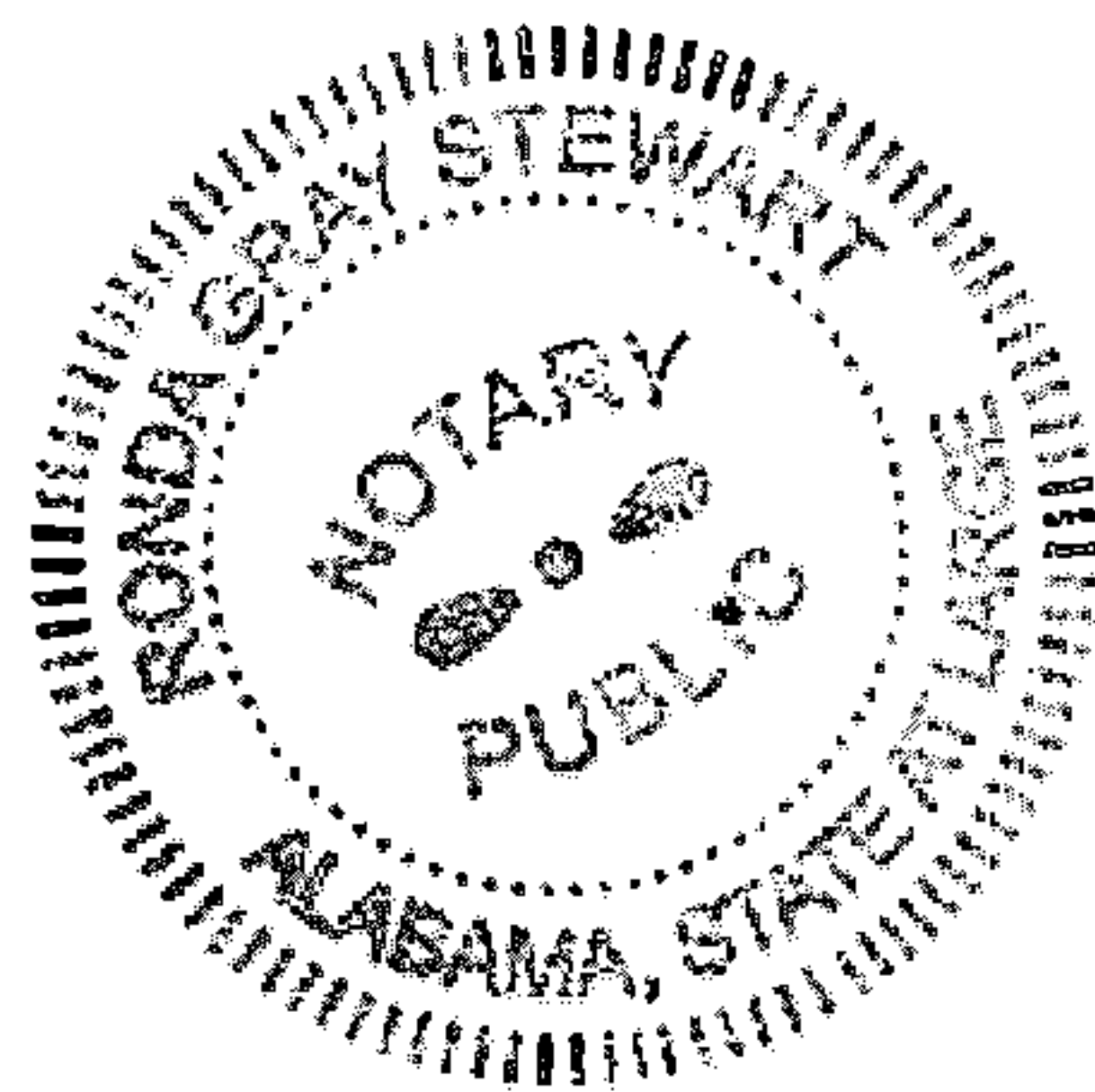
Given under my hand and official seal on this 31st day of October, 2025


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 03/28/2027

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



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

Grantor's Name Carrington Mortgage Services, LLC Grantee's Name Carrington Mortgage Services, LLC

Mailing Address 1600 South Douglass Road, Suite 200-A Mailing Address 1600 South Douglass Road, Suite 200-A

Anaheim, CA 92806

Anaheim, CA 92806

Property Address 434 W College St,
Columbiana, AL 35051

Date of Sale October 31, 2025

Total Purchase Price \$127,650.00

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

☐ 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 10/31/2025

Print Jade Holloway

☐ Unattested

(verified by)

Sign Jade Holloway

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 02:29:52 PM
\$36.00 BRITTANI
20251104000338730

Allen S. Bayl