

SEND TAX NOTICE TO:
Guild Mortgage Company LLC
P.O Box 853045887 Copley Ct Floor 3
San Diego, CA 92111
TB File No.: 25-07156-GM-AL

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, August 2, 2021, Brett A. Mapes, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, which said mortgage was recorded in Instrument Number 20210809000384390 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Guild Mortgage Company LLC by instrument recorded in Instrument Number 20250825000259880 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 Guild Mortgage Company 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 September 14, 2025, September 21, 2025 and September 28, 2025; and

WHEREAS, on November 18, 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 Guild Mortgage Company 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, Guild Mortgage Company LLC was the highest bidder and best bidder in the amount of One Hundred Eighty-Six Thousand Two Hundred And 00/100 Dollars (\$186,200.00) on the indebtedness secured by said mortgage, the said Guild Mortgage Company LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Guild Mortgage Company LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Parcel I

Begin at the NE corner of the NE 1/4 of NW 1/4, Section 17, Township 21, Range 3 West, run thence South along the East boundary of said NE 1/4 of NW 1/4 a distance of 330.00 feet for Point of Beginning; thence turn right an angle of 91 degrees 42 minutes a distance of 100.0 feet to a point; thence turn an angle of 91 degrees 48 minutes 57 seconds to the left and run a distance of 122.19 feet, more or less, to the center line of paved County Road; thence run Easterly along said centerline a distance of 100 feet, to the aforesaid East boundary; turn left an angle of 94 degrees 07 minutes along said East boundary a distance of 124.8 feet to Point of Beginning. Situated in Shelby County, Alabama

Parcel II

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 17, Township 21, Range 3 West and run thence South 501.6 feet, run thence East 904 feet, thence North 171.6 feet; thence East 420 feet to the East line of said 1/4-1/4 being the Point of Beginning of the triangular parcel of land herein conveyed; thence run West a distance of 146 feet; thence run in a Northeasterly direction to a point on the East line of said NE 1/4 of NW 1/4 which point is 47 feet North of the Point of Beginning; thence run South along the East line of said 1/4-1/4 Section a distance of 47 feet to the Point of Beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Guild Mortgage Company 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, Guild Mortgage Company 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 20th day of November, 2025.

Guild Mortgage Company LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By: Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Guild Mortgage Company 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).

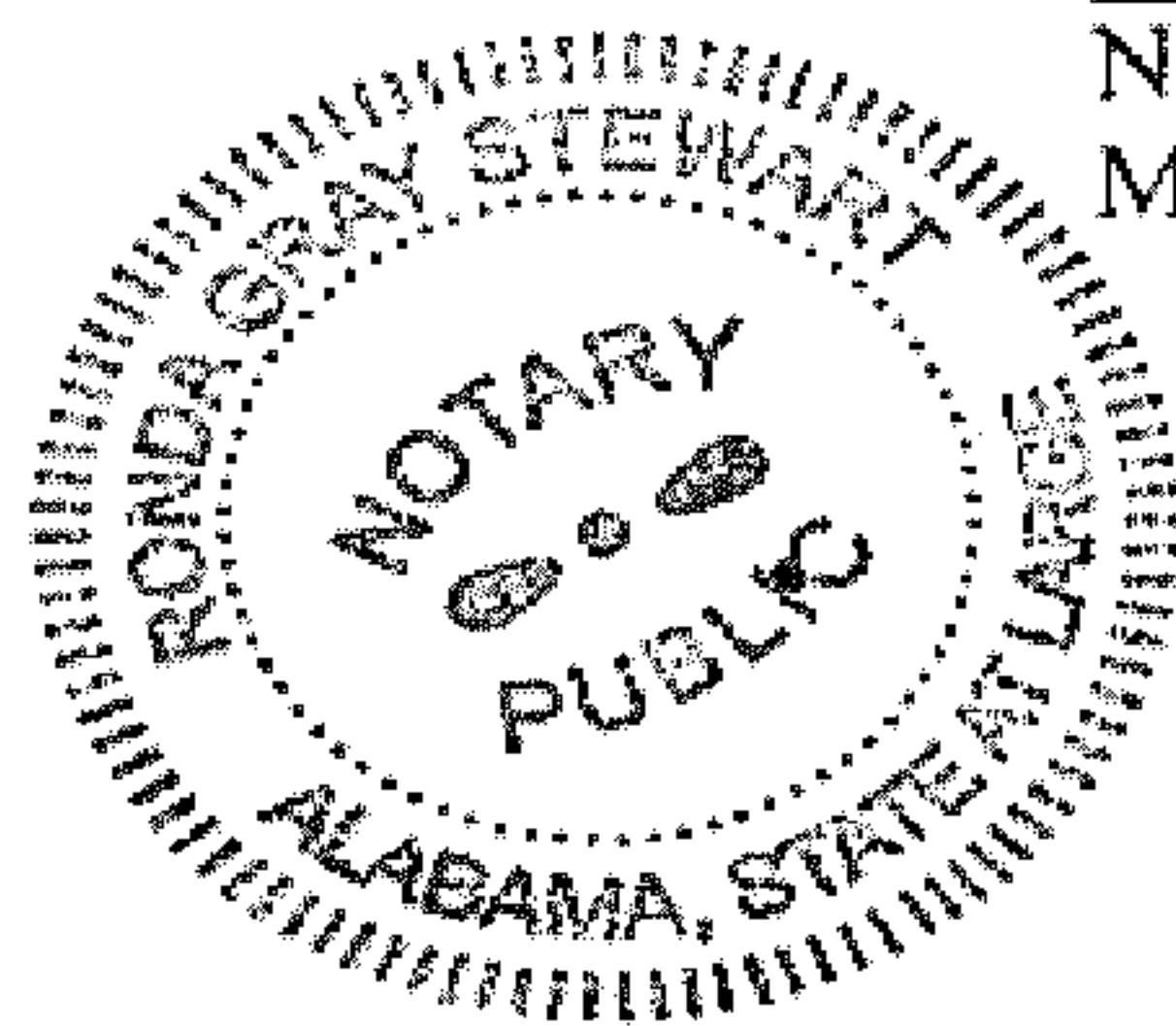
2025 Given under my hand and official seal on this 20th day of November,

Ronda Gray Stewart
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES 03/28/2027

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



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

Grantor's Name	Guild Mortgage Company LLC	Grantee's Name	Guild Mortgage Company LLC
Mailing Address	P.O Box 85304 5887 Copley Ct Floor 3 San Diego, CA 92111	Mailing Address	P.O Box 85304 5887 Copley Ct Floor 3 San Diego, CA 92111
Property Address	<u>314 Highway 260, Maylene, AL 35114</u>	Date of Sale	<u>November 18, 2025</u>
		Total Purchase Price	<u>\$186,200.00</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 11/19/2025

Print Dani Brown

☒ Unattested RDB
(verified by)

Sign D. Brown
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/24/2025 09:14:59 AM
 \$33.00 BRITTANI
 20251124000359160

Allen S. Bayl