

THIS INSTRUMENT PREPARED BY:
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205-391-0073
Our File No. 56.2165

STATE OF ALABAMA §
 § **MORTGAGE FORECLOSURE DEED**
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 5th day of January, 2022, Broken Vessel United Missionary Full Gospel Baptist Church, an Alabama non-profit corporation, executed a certain mortgage on property hereinafter described to West Alabama Bank & Trust, which said mortgage is recorded as Instrument No. 20220111000013030, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the main entrance of the Courthouse 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same West Alabama Bank & Trust did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of October 26, November 2, and November 9, 2025; and

WHEREAS, on November 24, 2025, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Justin B. Little, as Attorney-in-Fact for the said West Alabama Bank & Trust did offer for sale and sell at public outcry, at the main entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Justin B. Little was the auctioneer who conducted said foreclosure sale for the said West Alabama Bank & Trust; and

WHEREAS, the said West Alabama Bank & Trust was the highest bidder in the amount of Three Hundred Seventy-Five Thousand Dollars and 00/100 (\$375,000.00) which sum of money West Alabama Bank & Trust offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to West Alabama Bank & Trust.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit bid in the amount of Three Hundred Seventy-Five Thousand Dollars and 00/100 (\$375,000.00) on the indebtedness secured by said mortgage, the said Broken Vessel United Missionary Full Gospel Baptist Church and West Alabama Bank & Trust, by and through Justin B. Little, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as

auctioneer does hereby **GRANT, BARGAIN, SELL and CONVEY** unto West Alabama Bank & Trust the following described property situated in Shelby County, Alabama, to-wit:

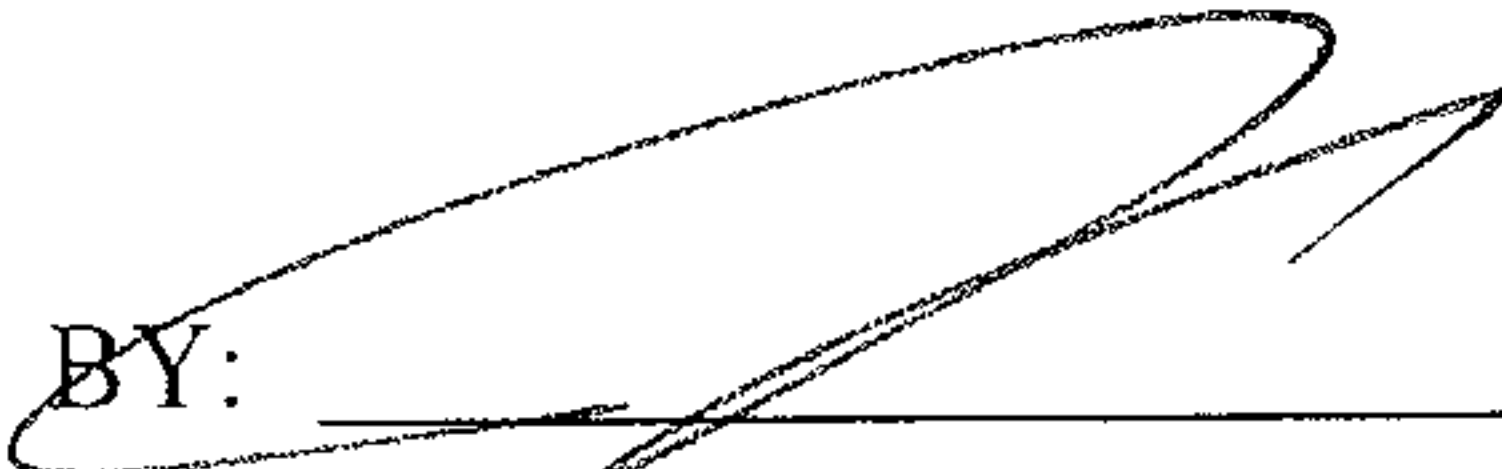
Lot 2555, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, page 3 in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument 1994-07111 and amended by Instrument 1996-17543, further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument 20050609000280540 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the “Declaration”).

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property.

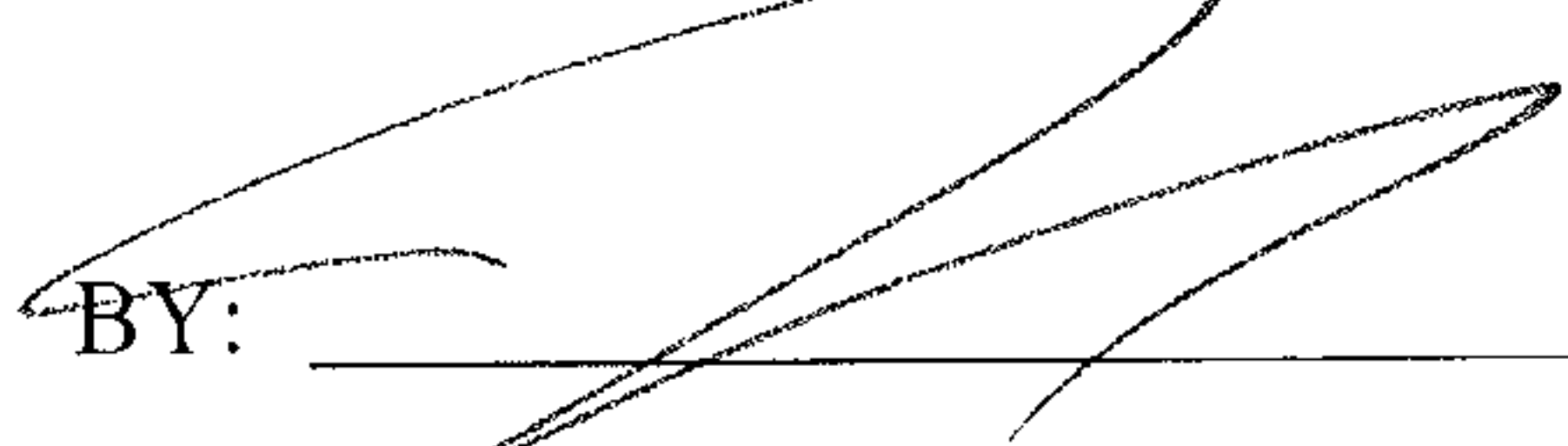
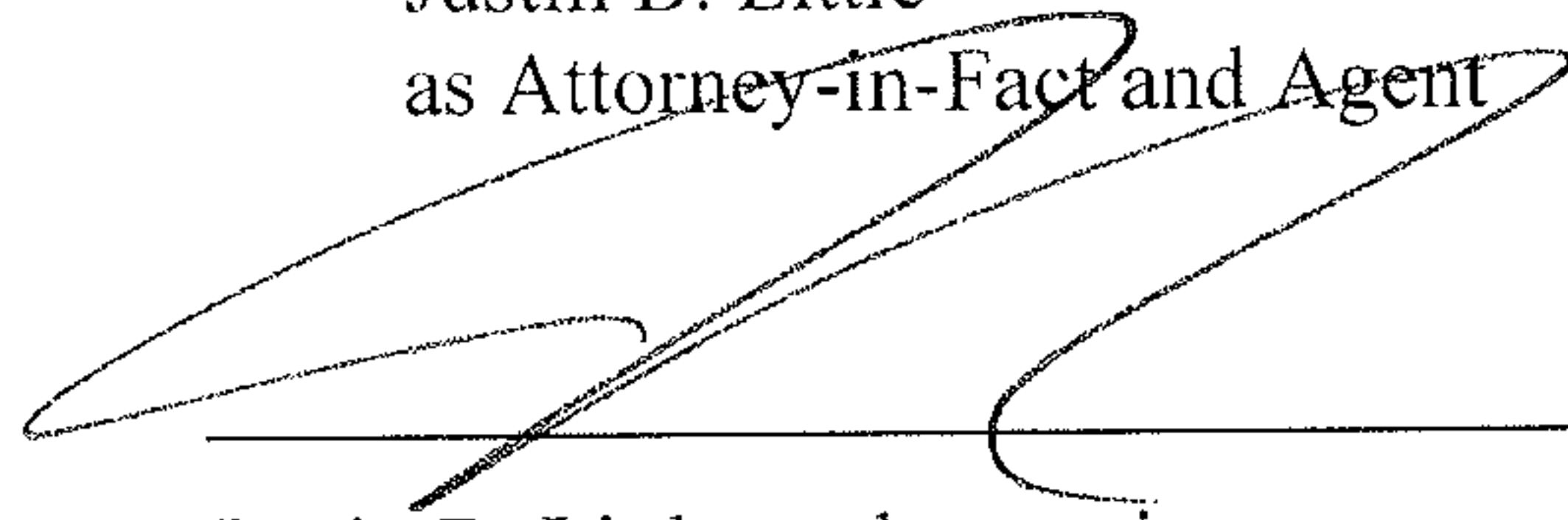
TO HAVE AND TO HOLD the above described property unto West Alabama Bank & Trust, its successors and assigns forever; subject, however, to existing ad valorem taxes, subject to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Broken Vessel United Missionary Full Gospel Baptist Church and West Alabama Bank & Trust have caused this instrument to be executed by and through Justin B. Little as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 24th day of November, 2025.

BROKEN VESSEL UNITED MISSIONARY
FULL GOSPEL BAPTIST CHURCH

BY: 
Justin B. Little
Attorney-in-Fact

WEST ALABAMA BANK & TRUST


BY: 
Justin B. Little
as Attorney-in-Fact and Agent

Justin B. Little as the auctioneer
and person making said sale

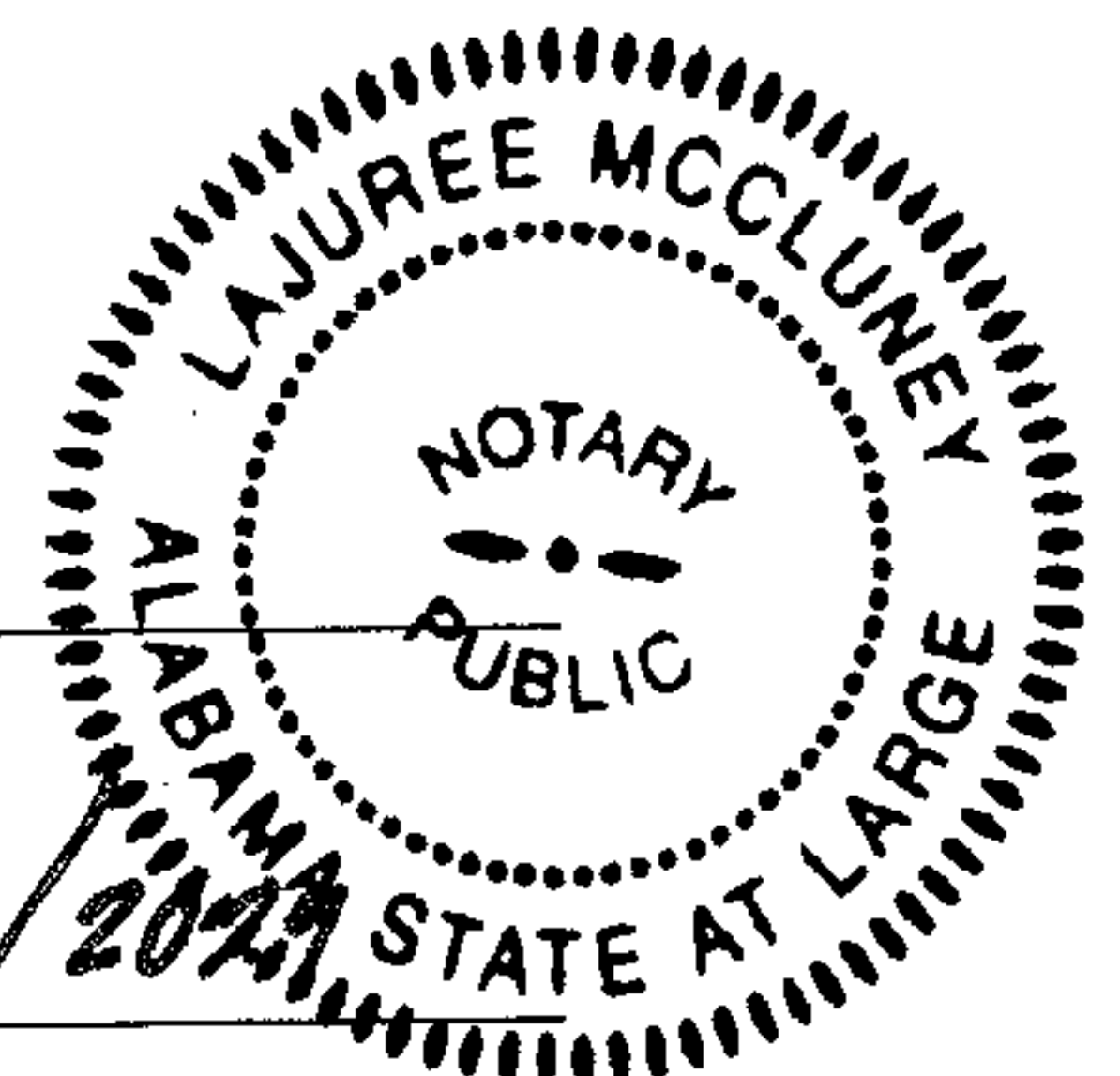
STATE OF ALABAMA

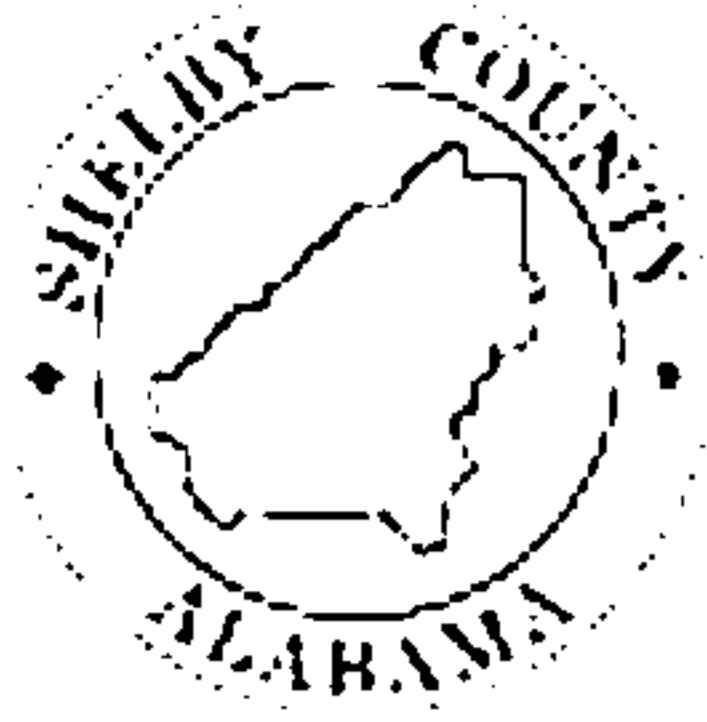
COUNTY OF SHELBY

I, the undersigned, A Notary Public in and for said County and State, hereby certify that Justin B. Little, whose name as Attorney-in-Fact for Broken Vessel United Missionary Full Gospel Baptist Church, whose name as Attorney-in-Fact and agent for West Alabama Bank & Trust, and whose name as auctioneer and person making said sale, 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, in his capacity as such Attorney-in-Fact, agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of November, 2025.


Notary Public
My Commission Expires: 3/3/2029





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2025 08:02:24 AM
 \$35.00 KELSEY
 20251125000361150

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Broken Vessel United</u>	Grantee's Name	<u>West Alabama Bank & Trust</u>
	<u>Missionary Full Gospel</u>	Mailing Address	<u>Post Office Box 310</u>
	<u>Baptist Church</u>		<u>Reform, Alabama 35481</u>
Mailing Address	<u>433 East Street North</u>		
	<u>Talladega, Alabama 35160</u>	Date of Sale	<u>November 24, 2025</u>
Property Address	<u>1004 Dunavant Place</u>	Total Purchase Price	<u>\$375,000.00</u>
	<u>Birmingham, Alabama 35242</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Deed</u>
<input type="checkbox"/> 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.

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 tax payer 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	<u>11/24/25</u>	Print	<u><i>Sustan G. Hill</i></u>
<input checked="" type="checkbox"/> Unattested		Sign	<u><i>[Signature]</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1