

SEND TAX NOTICE TO:
GITSIT Solutions, LLC, not in its individual
capacity but solely in its capacity as Separate
Trustee of GV Trust 2025-1
333 South Anita Drive Suite #400
Orange, CA 92868
TB File No.: 25-10865-KO-AL

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 28, 2010, Preston O Hughes widow, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Securities Capital Holdings, Inc. its successors and assigns, which said mortgage was recorded in Instrument Number 20100204000035120 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 by instrument recorded in Instrument Number 20251010000312920 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 GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 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 November 2, 2025, November 9, 2025 and November 16, 2025; and

WHEREAS, on December 5, 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 GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 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, GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 was the highest bidder and best bidder in the amount of Two Hundred Nine Thousand Nine Hundred And 00/100 Dollars (\$209,900.00) on the indebtedness secured by said mortgage, the said GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

A lot or parcel of land lying and being situated partly in the NE 1/4 of the NW 1/4, Section 25, and partly in the SE 1/4 of the SW 1/4, Section 24, all in Township 21 South, Range 1 West, Shelby County, Alabama, described more particularly as follows:

From the Northwest corner of the NE 1/4 of the NW 1/4, Section 25, run East along the North line of said quarter-quarter section for 21 feet to a point on the East right of way line of Goodwin Street, a paved City Street in the City of Columbiana, Alabama; run thence Southerly along said


street right of way line for 279 feet to a point; run thence North 71 degrees 00 minutes East for 121.3 feet to the Point of Beginning of the subject parcel of land; from said point thus established, continue to run said course for 44.5 feet; thence run South 37 degrees 20 minutes East for 196.8 feet; thence run South 52 degrees 40 minutes West for 50 feet; thence run South 40 degrees 20 minutes East for 299 feet to a point on the Northerly right of way line of Alabama Highway 25; run thence Easterly along said highway right of way line for 282.9 feet; thence run North 41 degrees 00 minutes West for 182.6 feet; thence run North 32 degrees 00 minutes West for 393.9 feet; thence run North 27 degrees 55 minutes West for 158.7 feet; run thence South 71 degrees 00 minutes West for 191.3 feet; run thence South 06 degrees 30 minutes East for 351 feet, and back to the Point of Beginning. According to Survey of General Surveys Company, Clanton, Alabama, dated April 1-4, 1980.

TO HAVE AND TO HOLD the above described property unto GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, 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, GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, 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 8th day of December, 2025.

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1

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

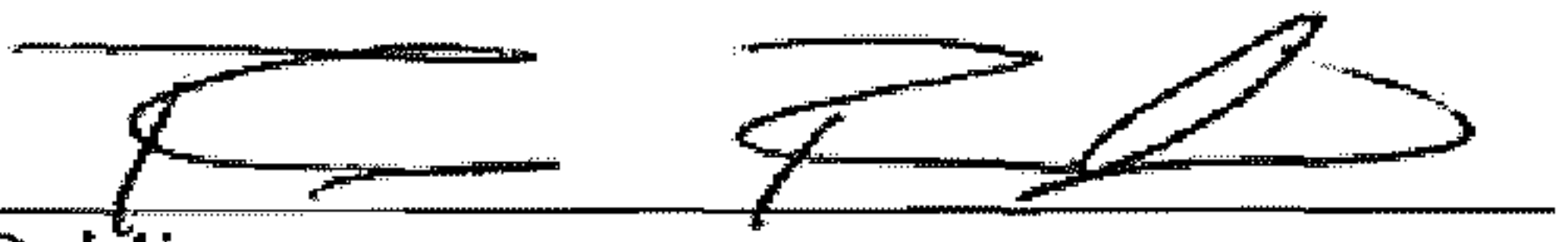
By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

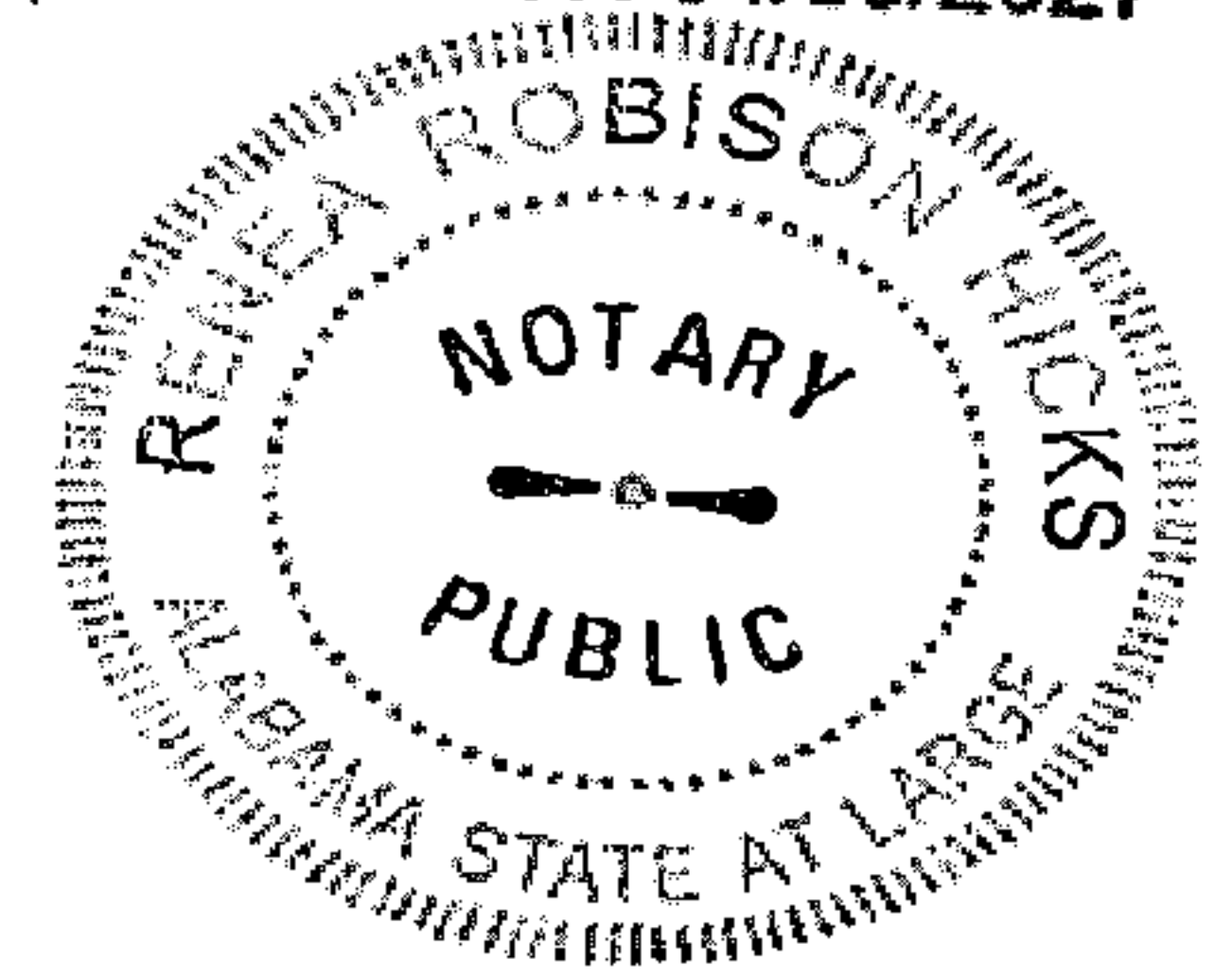
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, 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 8th day of December, 2025


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES ON 04/05/2027

This instrument prepared by:
Ginny Rutledge, 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	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1	Grantee's Name	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1
Mailing Address	333 South Anita Drive Suite #400 Orange, CA 92868	Mailing Address	333 South Anita Drive Suite #400 Orange, CA 92868

Property Address	<u>104 Highway 25 E.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 5, 2025</u>
		Total Purchase Price	<u>\$209,900.00</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)

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

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 12/8/25

☒ Unattested dt
(verified by)

Print Jack' Holloway

Sign Jack' Holloway
(Grantor / Grantee / Owner / Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2025 01:33:14 PM
\$35.00 KELSEY
20251209000376750

Allen S. Bayl