

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )                   MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit January 6, 2020, Dustin C. Davis and Amy L. Davis, Husband and Wife, executed a certain mortgage on property hereinafter described to Western REI, LLC, which said mortgage is recorded in Instrument Number 20200109000013280, in the Office of the Judge of Probate of 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 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 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 Western REI, LLC, 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 a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of December 21, December 28, 2025 and January 4, 2026. WHEREAS, on the 12th day of January, 2026, 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 Burt W. Newsome as Attorney-in-Fact for the said Dustin C. Davis and Amy L. Davis did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Western REI, LLC, and

WHEREAS, Western REI, LLC were the highest bidder in the amount of One Hundred Twenty Thousand and 00/100 DOLLARS (\$120,000.00) which sum of money Western REI, LLC offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Western REI, LLC.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Twenty Thousand and 00/100 DOLLARS (\$120,000.00), the said Dustin C. Davis and Amy L. Davis and Western REI, LLC, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Western REI,

LLC , AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence S02°58'50"E, a distance of 962.16'; thence S01°42'01 "E, a distance of 352.49' to the POINT OF BEGINNING; thence continue the last described course, a distance of 581.29; thence S84°45'31 W, a distance of 154.59; thence S01°25'18"E, a distance of 208.46' to a point on the Northerly R.O.W. line of Alabama Highway 25; thence S84°51'25"W and along said R.O.W. line, a distance of 43.17; thence N02°54'36"W and leaving said R.O. W. line, a distance of 797.63'; thence N87°07'17"E, a distance of 215.29' to the POINT OF BEGINNING.

Said Parcel containing 3.03 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress & Utility Easement, being more particularly described as follows:

Commence at the NE Corner of Section 2. Township 24 North, Range 12 East, Shelby County, Alabama; thence S02°58'50"E, a distance of 962.16'; thence S01°42'01"E, a distance of 933.78; thence S84°45'31 "W, a distance of 154.59' to the POINT OF BEGINNING; thence S01°25'18"E, a distance of 208.46' to a point on the Northerly R.O.W. line of Alabama Highway 25; thence S84°51'25"W and along said R.O. W. line, a distance of 43.17; thence N02°54'36"W and leaving said R.O.W. line, a distance of 1617.97'; thence N87°07'17"E, a distance of 48.56'; thence S02°54'36"E, a distance of 1407.87' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett Surveying prepared in September 2014.

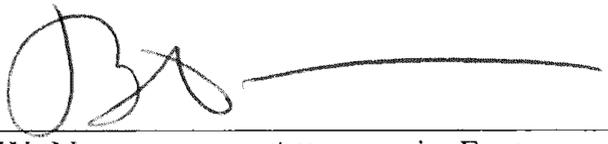
Property Address: 100 Trophy Drive Montevallo, AL 35115

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 the said Western REI, LLC, their heirs, successors and assigns forever; subject, however, 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 Dustin C. Davis and Amy L. Davis and Western REI, LLC, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 12th day of January, 2026.

Dustin C. Davis

BY:   
Burt W. Newsome, as Attorney-in-Fact

Amy L. Davis

BY:   
Burt W. Newsome, as Attorney-In-Fact

Western REI, LLC

BY: [Signature]  
Burt W. Newsome  
as Attorney-In-Fact and Agent

BY: [Signature]  
Burt W. Newsome as the Auctioneer  
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Dustin C. Davis and Amy L. Davis whose name as Attorney-in-Fact and agent for Western REI, LLC, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 12<sup>th</sup> day of January, 2026.

[Signature]  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires 9/11/2028



THIS INSTRUMENT PREPARED BY:  
BURT W. NEWSOME  
NEWSOME LAW, LLC  
ATTORNEYS AT LAW  
Post Office Box 382753  
Birmingham, Alabama 35238  
(205) 747-1970

Real Estate Sales Validation Form

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

Grantor's Name Dustin and Amy Davis
Mailing Address 100 Trophy Drive
Montevallo, AL 35115

Grantee's Name Western REI, LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Property Address 100 Trophy Drive
Montevallo, AL 35115

Date of Sale 01/12/2026
Total Purchase Price \$120,000.00

or
Actual Value \$

or
Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2026 12:48:53 PM
\$33.00 PAYGE
20260121000018640



Alvin S. Boyd

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
Sales Contract
Closing Statement
Appraisal
Other
Foreclosure

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 taxpayer 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 1/12/2026

Print Jennifer Chor

Unattested (verified by)

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