

for three 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 title 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 Carrington Mortgage Services LLC, (“Transferee”) did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 12, 2025, October 19, 2025, and October 26, 2025; and

WHEREAS, on January 8, 2026, 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 and properly conducted, and Carrington Mortgage Services LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, David Sigler was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Carrington Mortgage Services LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Signature Home Buyers, LLC in the amount of \$155,500.00, and the said Carrington Mortgage Services LLC, by and through Jeff G. Underwood, as attorney for said Carrington Mortgage Services LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Signature Home Buyers, LLC the following described property situated in Shelby County, Alabama, to-wit:

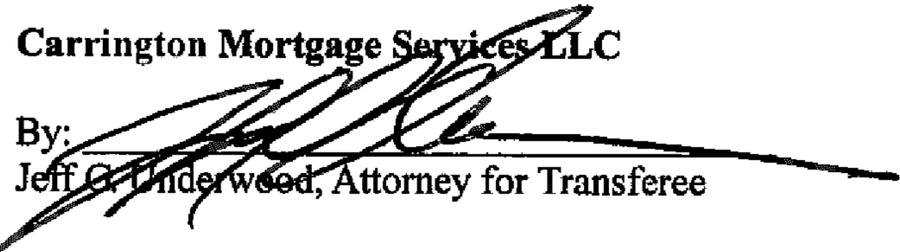
Lot 5A, Block 2, according to a Resurvey and Subdivision of Lots 1-A, Block 1, and Lots 1,2,3,4,5 and 6-A, Block 2, Stoneridge, as recorded in Map Book 8, Page 2, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Jacqueline D. McFarland, from George Brasinikas and Cristina G. Brasinikas, husband and wife, by Warranty Deed, dated 06/19/03, recorded 06/25/03, of record in Instrument No. 20030625000398100, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument No. 20030625000398100
Map/Parcel No. 10-1-02-0-004-012.000

TO HAVE AND TO HOLD the above described property to Signature Home Buyers, LLC and its successors and assigns; 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 also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Carrington Mortgage Services LLC has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 26th day of JANUARY, 2026.

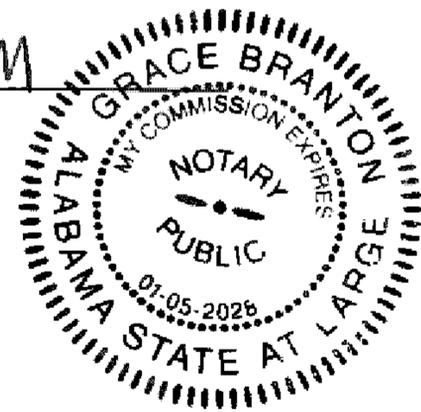
Carrington Mortgage Services LLC
By: 
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Carrington Mortgage Services LLC 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 said conveyance, he, as such attorney for Carrington Mortgage Services LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 26th day of JANUARY, 2026.


Notary Public
My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY:
Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E.,
Suite 700
Atlanta, GA 30305

