

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.: 25-12872-KO-AL

STATE OF ALABAMA            )

SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, June 3, 2013, Jeanette Pickett Jones Franklin, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Urban Financial Group Inc. its successors and assigns, which said mortgage was recorded in Instrument Number 20130619000251150 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 20251202000367260 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 December 28, 2025, January 4, 2026 and January 11, 2026; and

WHEREAS, on January 30, 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 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 Sixty-Four Thousand Nine Hundred And 00/100 Dollars (\$64,900.00) 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:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East, a distance of 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 515.80 feet; thence South 89 degrees 40 minutes 45 seconds East, a distance of 48.90 feet; thence North 02 degrees 17 minutes 58 seconds West, a distance of 257.96 feet to the point of beginning; thence continue along the last described course, a distance of 130.71 feet; thence South 89 degrees 10 minutes 01 seconds West, a distance of 165.90 feet; thence South 03

degrees 39 minutes 46 seconds East, a distance of 130.30 feet; thence North 89 degrees 05 minutes 24 seconds East, a distance of 122.78 feet; thence South 89 degrees 50 minutes 00 seconds East, a distance of 40.04 feet to the Point of Beginning.

ALSO and including a 12 foot ingress/egress easement lying 6 feet either side of and parallel to the following described centerline:

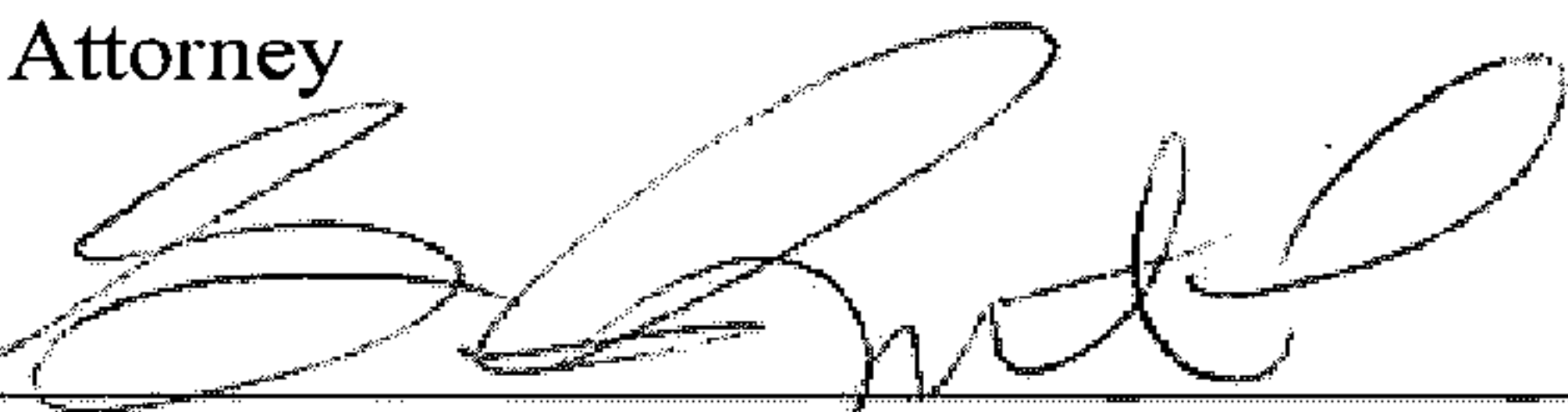
Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 515.80 feet; thence South 89 degrees 40 minutes 45 seconds East a distance of 21.44 feet to the Point of Beginning of Said Centerline; thence North 13 degrees 03 minutes 37 seconds East a distance of 38.79 feet; thence North 18 degrees 38 minutes 39 seconds East a distance of 68.45 feet; thence North 05 degrees 44 minutes 11 seconds West a distance of 36.43 feet; thence North 19 degrees 45 minutes 17 seconds West a distance of 99.28 feet; thence North 27 degrees 21 minutes 43 seconds West a distance of 28.58 feet to the Point of Ending of Said Centerline.

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 3<sup>rd</sup> day of February, 2026

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

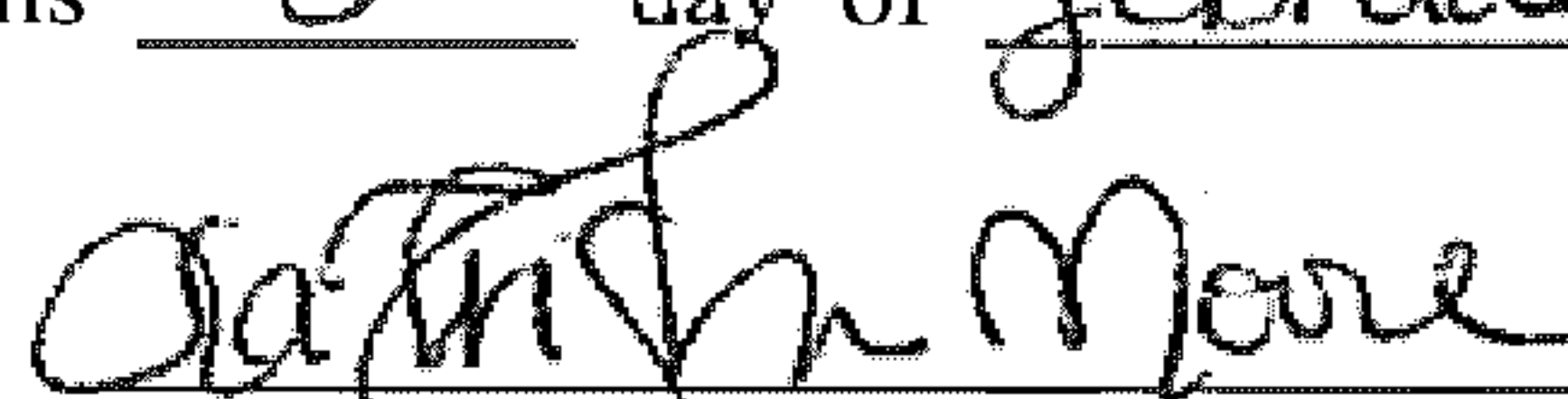
By:   
Ginny Rutledge, Esq.

STATE OF ALABAMA )

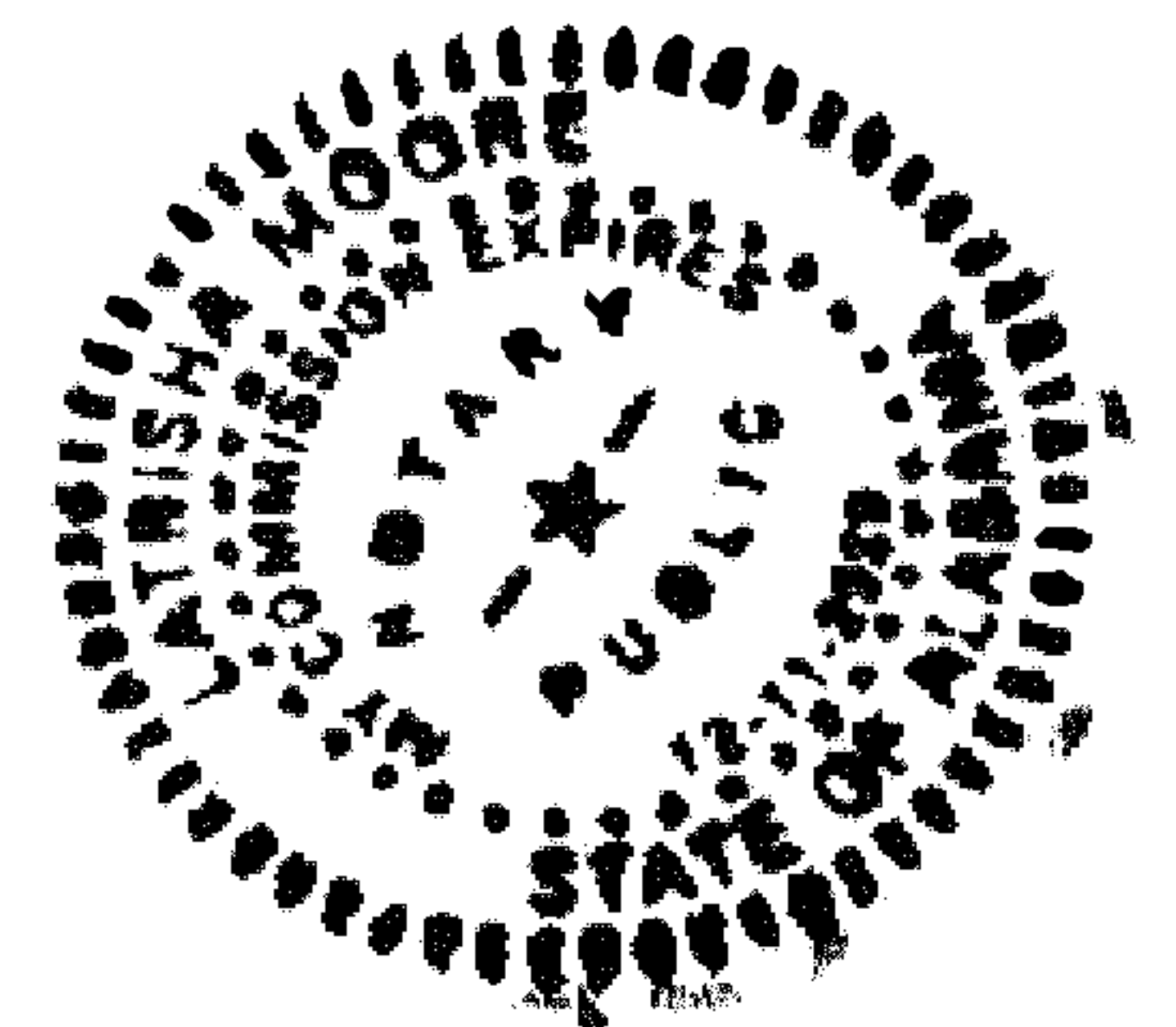
JEFFERSON COUNTY )

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 3 day of February, 2026

  
Notary Public  
My Commission Expires: 12-11-2029

This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>TH</sup> 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
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Mailing Address	333 South Anita Drive Suite #400  Orange, CA 92868	Mailing Address	333 South Anita Drive Suite #400  Orange, CA 92868
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Property Address	<u>4497 Highway 22, Montevallo, AL 35115</u>	Date of Sale	<u>January 30, 2026</u>
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Total Purchase Price	<u>\$64,900.00</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"/> <u>Other 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.

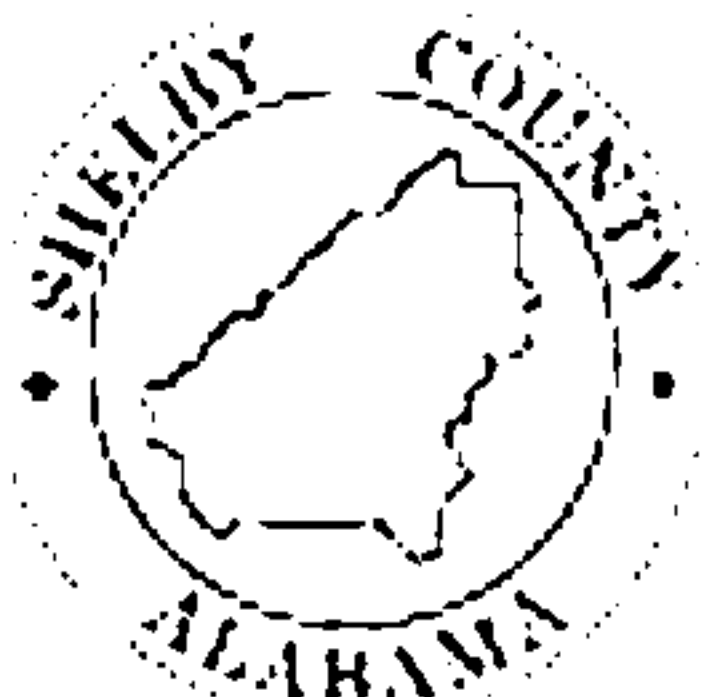
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-3-2026

Print Latrisha Moore

Unattested LM.  
(verified by)

Sign [Signature]  
(Grantor / Grantee / Owner / Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/05/2026 03:07:07 PM  
 \$38.00 KELSEY  
 20260205000034260

*Allen S. Bevil*