

MORTGAGE FORECLOSURE DEED

20260209000037230 1/3 \$204.00
Shelby Cnty Judge of Probate, AL
02/09/2026 02:32:28 PM FILED/CERT

STATE OF ALABAMA)
joint tenants with rights of survivorship
COUNTY OF SHELBY)

Melissa A. Griffith and Richard Griffith, wife and husband, as

KNOW ALL MEN BY THESE PRESENTS: That Melissa A. Griffith and Richard Griffith, wife and husband, as joint tenants with rights of survivorship did, on to-wit, the February 7, 2002, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as Nominee for Nationstar Mortgage, LLC DBA Mr. Cooper, which mortgage is recorded in Instrument 20220215000065170 on February 15, 2002, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Select Portfolio Servicing, Inc. as reflected by instrument recorded in 20250512000142740 and 20250902000268040 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Select Portfolio Servicing, Inc. 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama; in its issues of November 9, 2025, November 16, 2025 and November 23, 2025; and

WHEREAS, on the January 6, 2026, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Select Portfolio Servicing, Inc. acting by and through Lansing Skidmore did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Christopher M. Brown and Glenda Brown, in the amount of One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00), which sum the said Select Portfolio Servicing, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Christopher M. Brown and Glenda Brown, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00), cash, the said Melissa A. Griffith and Richard Griffith, wife and husband, as joint tenants with rights of survivorship, acting pursuant to the authority granted under the said mortgage to Select Portfolio Servicing, Inc., does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto Christopher M. Brown and Glenda Brown, the following described real estate situated in Shelby County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF AL, AND IS DESCRIBED AS FOLLOWS:

LOT 225, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights 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. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 02/09/2026
State of Alabama
Deed Tax: \$170.00

IN WITNESS WHEREOF, the said Select Portfolio Servicing, Inc., has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale and in witness whereof LOGS Legal Group LLP, has executed this instrument in his capacity as such auctioneer on this the January 20th, 2026.

Melissa A. Griffith and Richard Griffith, wife and husband, as joint tenants with rights of survivorship
Mortgagors

By: Select Portfolio Servicing, Inc.
Mortgagee or Transferee of Mortgagee

By: LOGS Legal Group LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

By: Aaron Gavin
Name: Aaron Gavin

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG



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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Gavin, whose name as agent for LOGS Legal Group LLP 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 agent for LOGS Legal Group LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this January 20 January, 2026.

NOTARY PUBLIC 

MY COMMISSION EXPIRES:

Instrument prepared by:

Janet Wilkes
LOGS LEGAL GROUP LLP
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
25-025274

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 22, 2029



Real Estate Sales Validation Form

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

Grantor's Name Select Portfolio Servicing Inc. (SPS)
Mailing Address 3217 South Decker Lake Dr
Salt Lake City, UT 84119

Grantee's Name Christopher Brown & Glenda Brown
Mailing Address 606 Village Way
Pelham AL 35124

Property Address 820 Savannah Ln
Calera, AL 35040

Date of Sale 1-26-26
Total Purchase Price \$ 170,000.00
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)
 Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other

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 2-9-26

Print Glenda Brown
Sign Glenda Brown
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)