

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 10th day of September, 2009, Sieglinde M. Foster, an unmarried woman executed that certain mortgage on real property hereinafter described to URBAN FINANCIAL GROUP, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on September 22, 2009, at Instrument Number 20090922000361520, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **BELTWAY CAPITAL, LLC**, by instrument recorded in at Instrument Number 20251204000370950, in the aforesaid Probate Office ("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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and BELTWAY CAPITAL, LLC did declare due 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 28, 2025, January 4, 2026, January 11, 2026 that the property would be sold on January 30, 2026; and

WHEREAS, on January 30, 2026, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and BELTWAY CAPITAL, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, BELTWAY CAPITAL, LLC was the highest bidder in the amount of Two Hundred Seventy-Four Thousand Nine Hundred and 00/100 dollars (\$274,900.00), on the indebtedness secured by said mortgage; and BELTWAY CAPITAL, LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto BELTWAY CAPITAL, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 6, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW AS RECORDED IN MAP BOOK 7, PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FILE NO.: BCM-25-04816

TO HAVE AND TO HOLD the above described property unto BELTWAY CAPITAL, LLC, its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, BELTWAY CAPITAL, LLC, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 10th day of Feb, 2026.

BELTWAY CAPITAL, LLC

By: [Signature]
Printed Name: Jeffrey C. Horn
Its: Agent

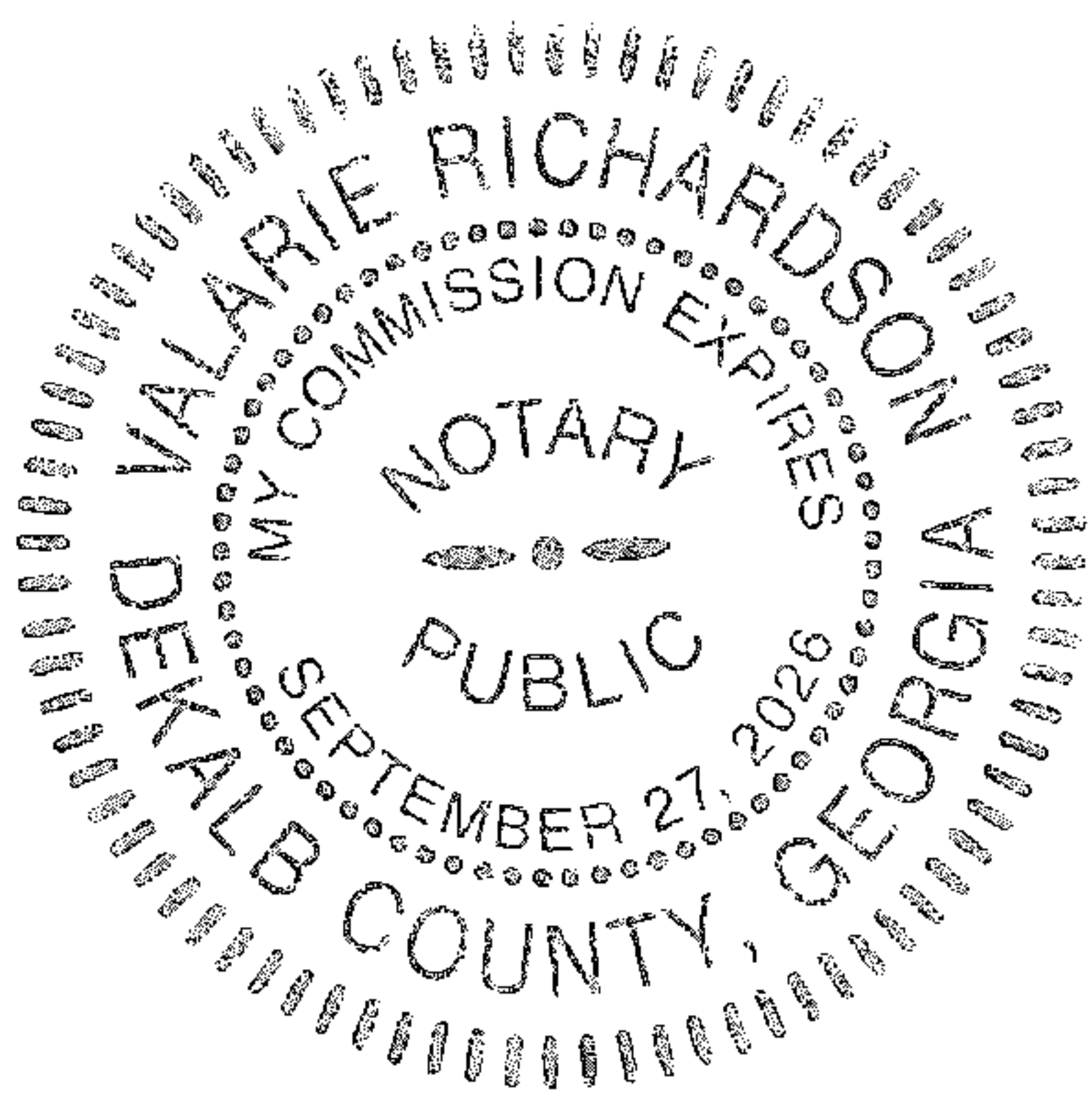
STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey C. Horn, acting in his/her capacity as Agent for BELTWAY CAPITAL, LLC, 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 the conveyance, he/she, as such Agent and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as Agent for BELTWAY CAPITAL, LLC.

Given under my hand and official seal on this the 10th day of February, 2026.

Valerie Richardson
Notary Public
My Commission Expires:
9/27/2026

(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name SIEGLINDE M FOSTER
 Mailing Address 5328 S BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

Grantee's Name BELTWAY CAPITAL, LLC
 Mailing Address 11350 McCormick Road
Hunt Valley, MD 21031

Property Address 5328 S BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

Date of Sale January 30, 2026
 Total Purchase Price \$274,900.00
 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

Appraisal

Sales Contract

Other Mortgage Foreclosure Deed

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.

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 2/11/26

Print Ashley Pengelly

Sign *Ashley Pengelly*

Unattested

 (verified by)

 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/13/2026 08:17:57 AM
 \$30.00 PAYGE
 20260213000041630

Alex S. Boyd