

This Instrument Prepared by:  
Michael R. Lunsford  
Porterfield Harper Mills Motlow & Ireland, PA  
22 Inverness Center Parkway Suite 600  
Birmingham, Alabama 35242  
(205) 980-5000

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )



20260318000078650 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
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KNOW ALL MEN BY THESE PRESENTS: That Hudson Home Solutions, LLC, an Alabama, Limited Liability Company, did, on to-wit, the 21st day of February 2025, executed a Mortgage to REI Funding Partners, LLC, which mortgage is recorded as Instrument Number 20250221000052380 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by the mortgage and Hudson Home Solutions, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of the 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 February 22, 2026, March 1, 2026, & March 8, 2026; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default to sell said property; and

WHEREAS, on March 18, 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, said foreclosure sale was duly and properly conducted and did offer for sale and did sell at public outcry, in front of the main entrance to the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; to wit:

Unit 145, according to the Survey of Cambrian Wood Condominiums, as recorded in Map Book. 6, Page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; and also established by Declaration to Condominium, by-laws and amendments thereto as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in said Probate Office; together with an undivided .0111224 percent interest in the common elements as set forth in said declaration. Being situated in Shelby County, Alabama.

The property address is: 145 Cambrian Way, Birmingham, AL 35242

WHEREAS, the highest and best bid obtained for the property was the bid of REI Funding Partners, LLC, in the amount of One Hundred Fifty-Six Thousand Fifty-Four and 48/100 Dollars (\$156,054.48), which sum was to be offered against the indebtedness secured by the mortgages, and said property was thereupon sold to REI Funding Partners, LLC; and

WHEREAS, Michael R. Lunsford conducted said sale on behalf of the mortgagor and REI

Funding Partners LLC; and

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WHEREAS, the mortgage expressly authorizes the person conducting the sale to execute to purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the bid of One Hundred Fifty-Six Thousand Fifty-Four and 48/100 Dollars (\$156,054.48); cash, the Mortgagor, acting by and through REI Funding Partners, LLC, Mortgagee, by and through Michael R. Lunsford, as auctioneer and the person conducting said sale on behalf of the Mortgagee, does hereby grant, bargain, sell and convey unto REI Funding Partners, LLC, the following described real estate situated in Shelby County, Alabama, to wit:

Unit 145, according to the Survey of Cambrian Wood Condominiums, as recorded in Map Book. 6, Page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; and also established by Declaration to Condominium, by-laws and amendments thereto as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in said Probate Office; together with an undivided .0111224 percent interest in the common elements as set forth in said declaration. Being situated in Shelby County, Alabama.

The property address is: 145 Cambrian Way, Birmingham, AL 35243

TO HAVE AND TO HOLD the above-described property unto REI Funding Partners, LLC, its successor and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem and any taxes which may be due.

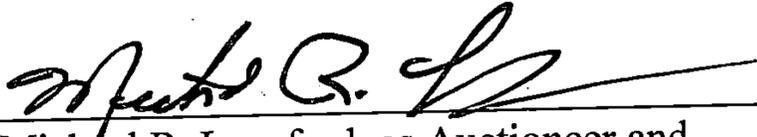
IN WITNESS WHEREOF, REI Funding Partners, LLC has caused this instrument to be executed by Michael R. Lunsford, as auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof, Michael R. Lunsford has executed this instrument in his capacity as such auctioneer on this the 18<sup>th</sup> day of March 2026.

**Hudson Home Solutions, LLC,  
Mortgagor**

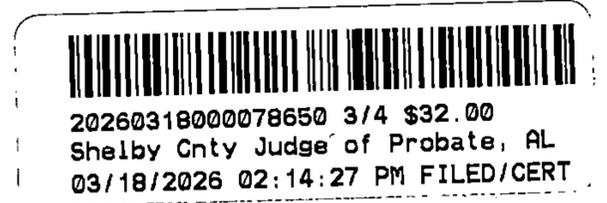
By: REI Funding Partners, LLC  
Mortgagee or Transferee of Mortgagee

By:   
Michael R. Lunsford, as Auctioneer and the person  
conducting the sale for the Mortgagee or Transferee  
of Mortgagee

**REI Funding Partners, LLC, Mortgagee**

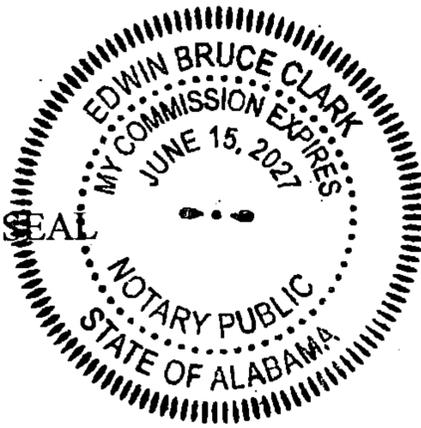
By:   
Michael R. Lunsford, as Auctioneer and  
the person conducting the sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA )  
COUNTY OF SHELBY )



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael R. Lunsford whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this 18th day of March 2026.



  
Notary Public

My commission expires: 6-15-27

REAL ESTATE VALIDATION FORM INFORMATION:

**Grantor**

Hudson Home Solutions, LLC  
2294 Old Gould Run,  
Birmingham, AL 35244

**Grantee**

REI Funding Partners, LLC  
c/o Tanner Vaughan  
730 Energy Center Blvd, Suite 1402B  
Northport, Alabama 35476

**Property Address:**

**Property:** 145 Cambrian Way, Birmingham, AL 35242

**Date of Sale:** March 18, 2026

**Total Purchase Price at Foreclosure Sale: \$156,054.48**

**Purchase Price Verification Evidence: Purchase Price at Foreclosure Sale**



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